



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: DECEMBER 20, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date: December 7, 2018
Case No.: **2016-015887DRP**
Project Address: **2025 15th Ave.**
Permit Application: 2016.1205.4125
Zoning: RH-1(D) [Residential House, One-Family Detached]
40-X Height and Bulk District
Block/Lot: 2135/001
Project Sponsor: Amir Afifi
Sia Consulting
1256 Howard
San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of a 3rd story vertical and horizontal rear addition to an existing 2,605 s.f. 2-story single-family house. (2-stories plus basement at the rear)

SITE DESCRIPTION AND PRESENT USE

The site is a 31' x 127'-6" down sloping lot with an existing 2-story, single family house built in 1940.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of 15th Avenue consists of 2- story stucco and wood clad single-family houses.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 12, 2018 – July 12, 2018	07.11. 2018	12.20. 2018	133 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 1, 2018	October 1, 2018	10 days
Mailed Notice	10 days	October 1, 2018	October 1, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	16	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR REQUESTOR

Jimmy Ho, of 2031 15th Avenue, the adjacent neighbor to the South of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. **Impacts to sunlight.** The vertical addition would block sun light to the DR requestor's roof thus preventing full use of future planned solar array.
2. **Impacts to privacy.** The location of decks and windows in proposed project will allow direct views into the DR requestor's house.
3. **Health hazards,** due to removal of asbestos shingle siding. This is not under the jurisdiction of the Planning Department.

See attached *Discretionary Review Application*, dated July 11, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Residential Design Guidelines (RDGs) enumerated below, in relation to the DR requestor's issues related to light and privacy.

See attached *Response to Discretionary Review*, drawings dated September 28, 2018.

RESIDENTIAL DESIGN TEAM REVIEW

1. A party to the DR requestor's house to the North of the proposed project does currently have solar panels, and while it is unclear what the effect of the proposed addition may have on a yet-to-be -designed future solar system, this addition does not present an exceptional or extraordinary circumstance with respect to shading.
2. The rear deck is set back 4'-6" from the South property line and 3'-0" from the North property line. The roof deck at the front is located at the center of the building and set into the sloped roof shielded and located sufficiently away from neighboring buildings.
3. Since the DR was filed the project sponsor has met with the DR requestor and made several modifications to the project to address privacy issues: including 7' high privacy walls at the rear deck; removing and minimizing side windows; and pushing the front deck guardrails further away from neighbors.

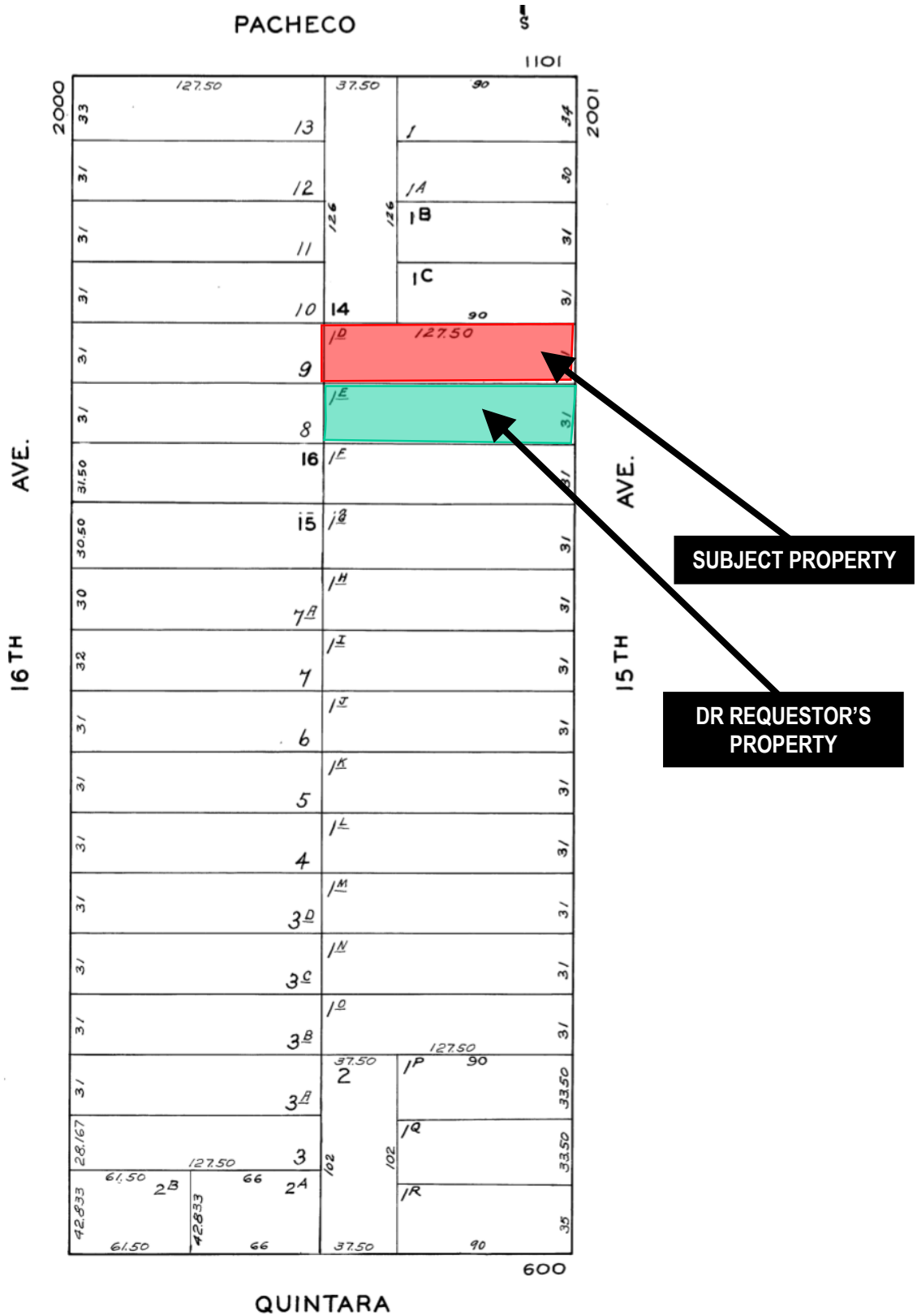
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application, drawings dated September 28, 2018
- Reduced Plans
- 3-D representations

Exhibits

Parcel Map



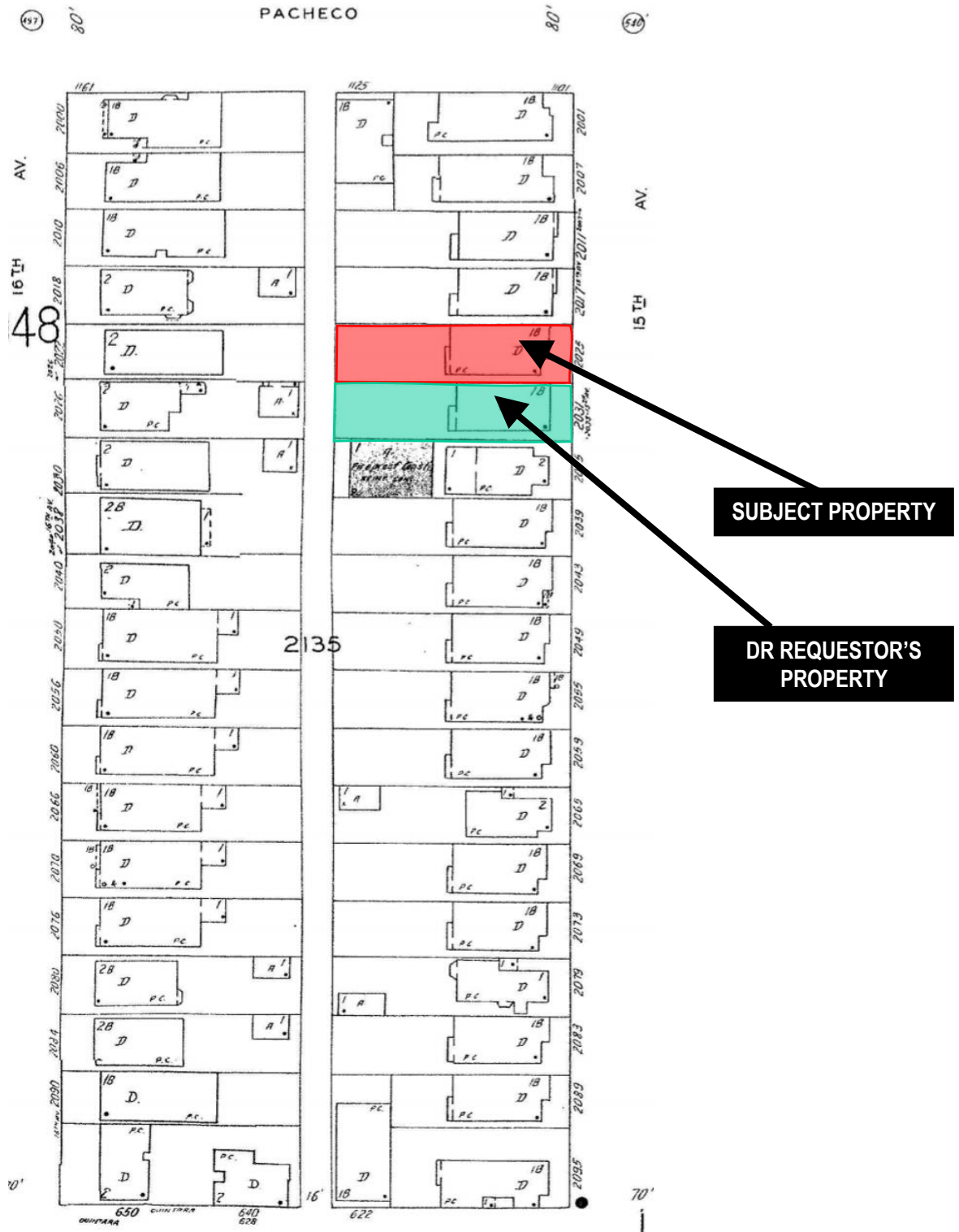
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
 Case Number 2016-015887DRP
 2025 15th Avenue

Sanborn Map*

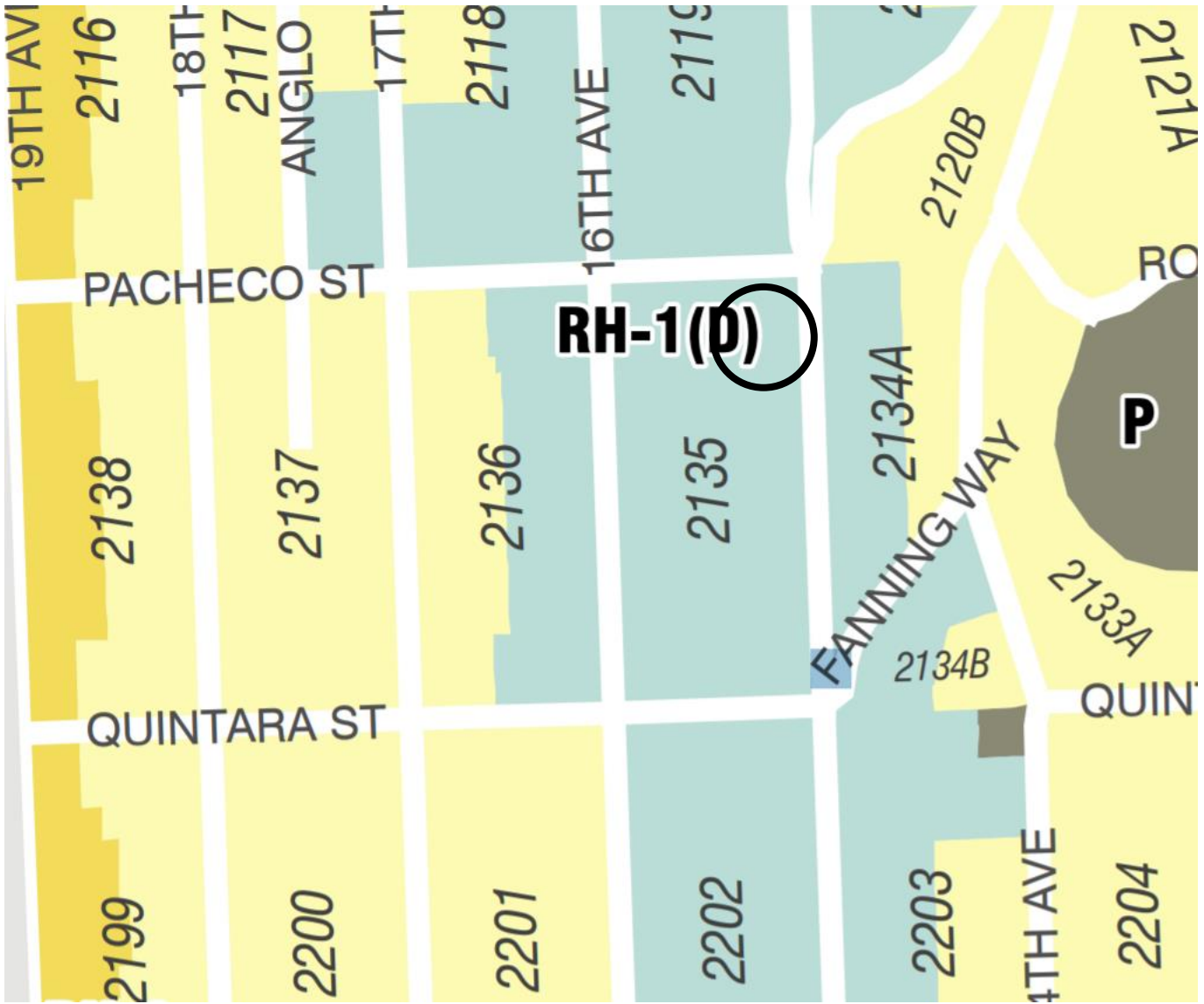


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
 Case Number 2016-015887DRP
 2025 15th Avenue

Zoning Map



Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue

Aerial Photo



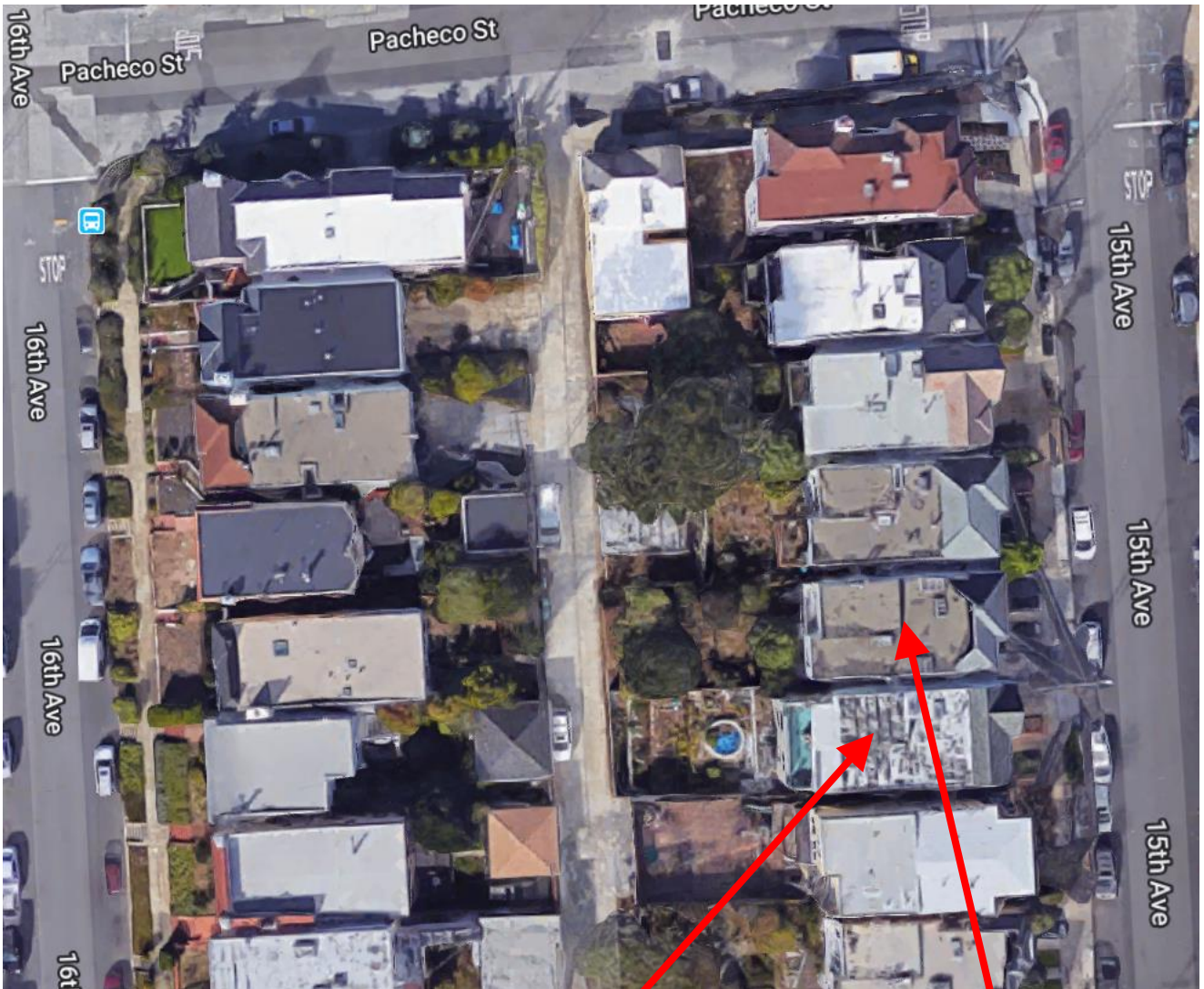
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue

Aerial Photo



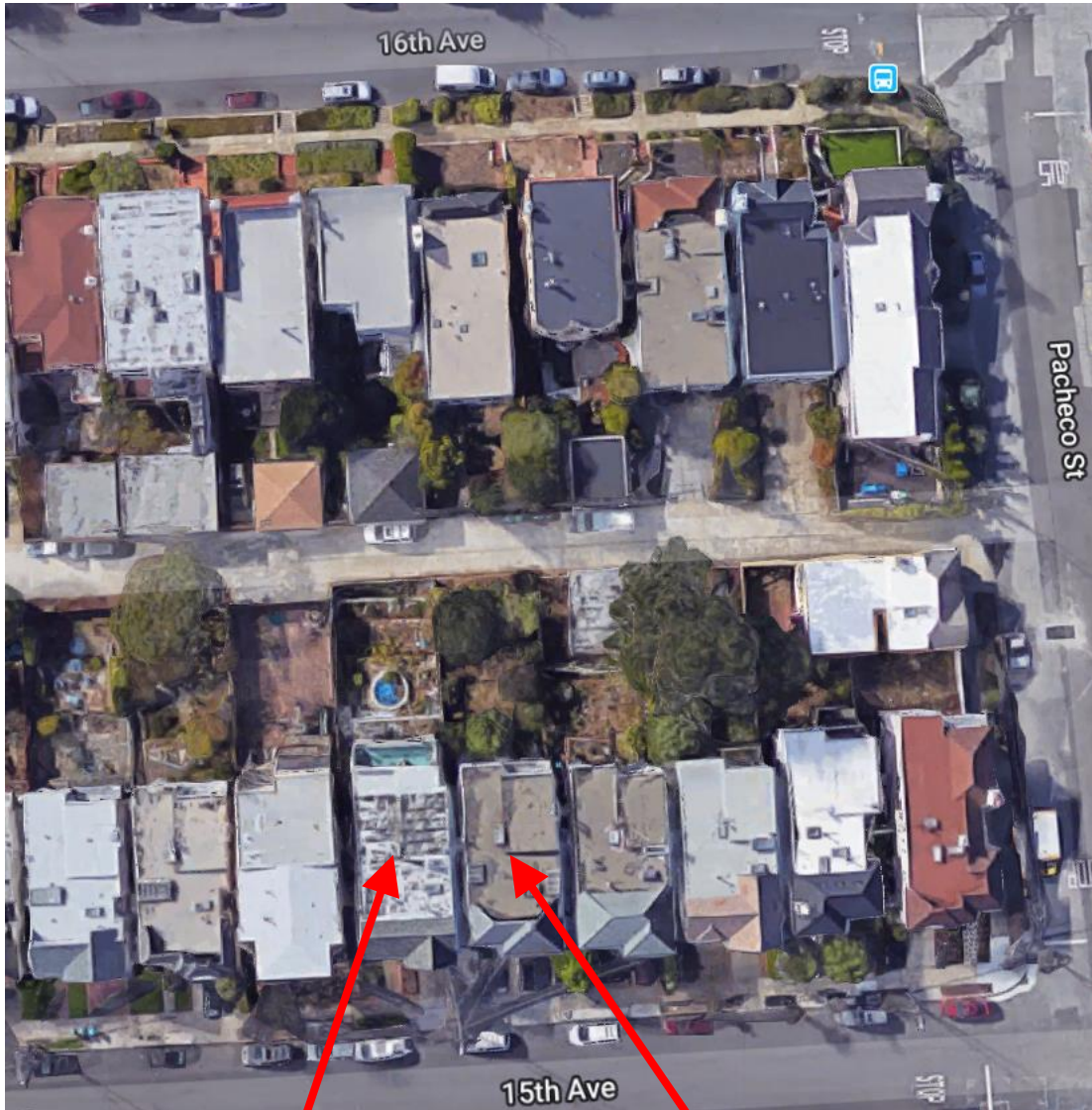
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue

Aerial Photo



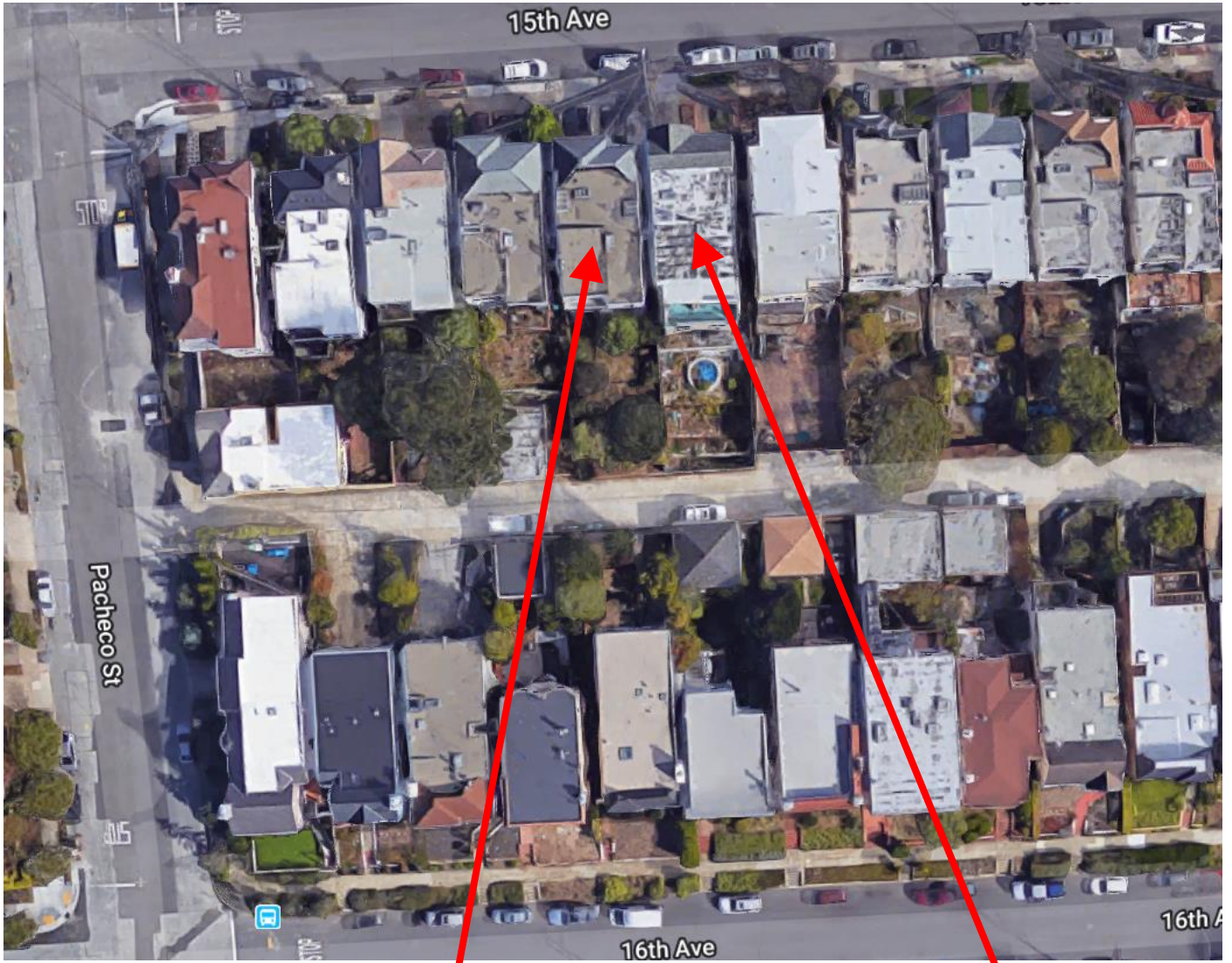
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2016-015887DRP
2025 15th Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 12, 2016**, the Applicant named below filed Building Permit Application No. **2016.12.05.4125** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	2025 15th Ave	Applicant:	Amir Afifi
Cross Street(s):	Pacheco & Quintara Streets	Address:	11256 Howard Street
Block/Lot No.:	2135/001D	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-1(D) / 40-X	Telephone:	415-741-1292 x107
Record No.:	2016-015887PRJ	Email:	Amir@siaconsult.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	±18'3"	No Change
Side Setbacks	3'0"	3'0"
Building Depth	±54'5"	±61'8"
Rear Yard	±54'10"	±47'7"
Building Height	±21.00'	±28.75'
Number of Stories	2 over basement	3 over basement
Number of Dwelling Units	1	1
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is a rear expansion as well as a third floor addition on an existing two story over basement single family dwelling home.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Cathleen Campbell
 Telephone: (415) 575-8732
 E-mail: cathleen.campbell@sfgov.org

Notice Date: 6/12/18
 Expiration Date: 7/12/18



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2025 15TH AVE		2135001D
Case No.		Permit No.
2016-015887PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. HORIZONTAL & VERTICAL ADDITION. INTERIOR REMODEL TO: BASEMENT: ADD NEW WINE CELLAR. 1ST FLOOR: ADD NEW ENTERTAINMENT RM, NEW 1/2 BATH. 2ND FLOOR: ADD NEW FAMILY ROOM & NEW 1/2 BATH, RELOCATING KITCHEN, DINNING & LIVING RM. ADDING 3RD STORY WITH 3 NEW BEDRM & 3 NEW BATHS.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Cathleen Campbell</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input checked="" type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): <input type="checkbox"/> Reclassify to Category C (attach HRER)
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Cathleen Campbell	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Cathleen Campbell 09/25/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2025 15TH AVE		2135/001D
Case No.	Previous Building Permit No.	New Building Permit No.
2016-015887PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2016-015887DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Jimmy HD		
DR APPLICANT'S ADDRESS: 2031 15TH AVE - SAN FRANCISCO, CA	ZIP CODE: 94116	TELEPHONE: (415) 350-7523
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
ADDRESS: 2025 15TH AVE - SAN FRANCISCO, CA	ZIP CODE: 94116	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: JXHL@SBCGLOBAL.NET		

2. Location and Classification

STREET ADDRESS OF PROJECT: 2025 15TH AVE ; SAN FRANCISCO CA		ZIP CODE: 94116
CROSS STREETS: PACHECO ST		
ASSESSORS BLOCK/LOT: 1	LOT DIMENSIONS:	LOT AREA (SQ. FT.):
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: _____

Proposed Use: _____

Building Permit Application No. 201612054125 Date Filed: 7/11/2018

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

NO CHANGE WAS MADE

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

1) REASONS FOR REQUESTING DR FROM JIMMY HO (2031 15TH AVE): THE SUBJECT PROPERTY REAR EXTENSION AND VERTICAL 3RD FL. BALCONY CAN LOOK INTO MY LIVING RM & DINING RM. THESE CAN BE SHOWN ON THEIR DWG DATED 4/10/2018, SHEET A-0.2, A-1.1, A-2.3 & A-3.4.

2) SIMILAR PRIVACY REASONS FROM MR. LAU (2017 15TH AVE) WHICH BE SHOWN ON DWG SHEET A-0.2, A-1.1, A-2.3 & SHEET A-3.3.

3) MR. LAU HAS A PLAN TO INSTALL SOLAR PANELS ON HIS ROOF. THE SUBJECT PROPERTY WILL BLOCK HIGH PERCENTAGE OF SUNLIGHT.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

THE EXISTING SUBJECT PROPERTY (2025 15TH AVE) EXTERIOR WALL HAS APPROXIMATELY HALF WALL COVERED BY ASBESTOS TILES. BOTH ADJACENT PROPERTY OWNER JIMMY HO (2031 15TH AVE) & MR. LAU (2017 15TH AVE) REQUESTING THE SUBJECT PROPERTY OWNER TO HIRE A LICENSED EPA CERTIFIED CONTRACTOR TO REMOVE ASBESTOS TILES DURING CONSTRUCTION.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

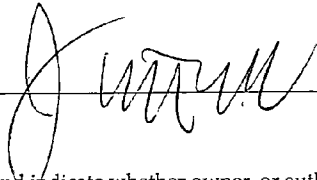
THE SUBJECT PROPERTY ARCHITECT HAD A MEETING WITH NEIGHBORS ON 6/29/2018, AT LEAST 7 NEIGHBORS EXPRESSED THEIR CONCERNS AGAINST THIS NEW CONSTRUCTION. THE ARCHITECT SENT EMAIL TO BOTH MR. HO (2031 15TH AVE) & MR. LAU (2017 15TH AVE) STATED THE NEIGHBOR'S PRIVACY CONCERNS WILL BE IMPLEMENTED AFTER COORDINATION WITH THE PROJECT OWNER. THE NEIGHBORS HAVE NOT RECEIVED ANY DWG AS FAR.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

7/11/2018

Print name, and indicate whether owner, or authorized agent:

Jimmy T. HO
Owner / Authorized Agent (circle one)

Application for Discretionary Review	
<small>CASE NUMBER For Staff Use only</small>	

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	N/A <input type="checkbox"/>
Address labels (copy of the above), if applicable	N/A <input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

- NOTES:**
- Required Material.
 - Optional Material.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

JUL 11 2018

For Department Use Only
Application received by Planning Department:

By: M. Combs

Date:

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

July 5, 2018

Cathleen Campbell
Planning Department Staff

Re: Building Permit Application No. 2016.12.05.4125

Dear Ms. Cathleen,

Application no. 2016.12.05.4125 (proposal for rear extension and vertical addition) has a significant impact to my property for the following reasons:

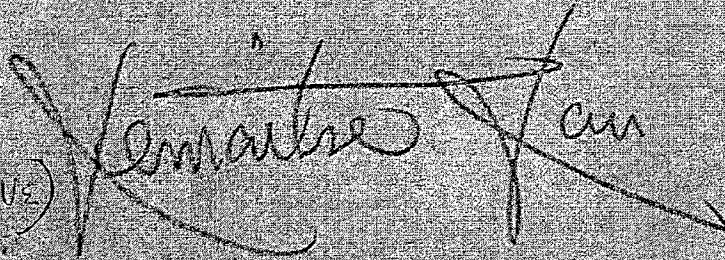
1. Impact to the installation of the solar system for my property – the rear extension and vertical addition will block a high percentage of sunlight onto my roof area, thus not allowing the full use of the solar system. It will not be feasible to install the solar panels and not being able to take advantage of the cost savings and the ecology benefits.
2. Impact to my privacy – the rear extension and vertical addition will allow the occupants to have a direct view to the interior of my home. According to your plans – from the decks you can clearly see into my bedrooms, dining, and sitting rooms, and from the middle you can look into the kitchen. In order to maintain my privacy, I will need to draw the blinds in each of the rooms. I should not be subjected to live in a home where the blinds are always drawn.

The above is my response to the Notice of Building Permit Applications.

Regards,

Lemaitre Lau

(2017 15TH AVE)

A handwritten signature in black ink, appearing to read "Lemaitre Lau", written over a horizontal line. The signature is stylized and includes a large flourish at the end.

Paul Mindrup
2039 15th Avenue
San Francisco, CA 94116-1315
(415) 681-7749

September 29, 2018

Planning Department
1650 Mission St., #400
San Francisco, CA 94103

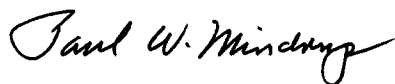
Dear Sirs:

As neighbors who live three houses down from 2025 15th Avenue, we strongly oppose the proposed building plan as submitted by Amir Afifi, for these reasons:

1. The project in question would severely impact the privacy and open space shared by houses on both sides of the block. Likewise, the amount of light reaching the windows of adjoining houses would be severely reduced, due to the vertical and horizontal extensions. The expansion would be contrary to the existing neighborhood pattern of construction, which gives equal air, light, and space to all houses.
2. There are 31 homes on our block, and the average square footage is 1,721 sq. ft. Most of the homes on our side of the block have 2 floors at the front and 3 floors at the back. This project proposes to more than double the square footage of the existing building and add a floor. This would result in a structure that is far out of character with the neighborhood.
3. The vertical addition makes no attempt to blend into the architectural style of the neighborhood. It is simply a box placed on top of a flat roof. I can't think of anything less attractive or less in keeping with the existing architecture.
4. The addition of windows on the sides of the house breaks the pattern of window placement on the block and results in a reduction of privacy for the adjoining houses.
5. The plan calls for a single parking space for a building with at least 5 bedrooms. Hard to imagine these bedrooms will house individuals with only a single car between them. On a block where parking is already scarce, this places an additional burden on the neighborhood.

For these reasons, we request that the application be denied. Thank you very much for your consideration.

Sincerely,



Paul Mindrup

RECEIVED

DEC 05 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Paul Mindrup
2039 15th Avenue
San Francisco, CA 94116-1315
(415) 681-7749

September 29, 2018

Planning Department
1650 Mission St., #400
San Francisco, CA 94103

Dear Sirs:

As neighbors who live three houses down from 2025 15th Avenue, we strongly oppose the proposed building plan as submitted by Amir Afifi, for these reasons:

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5. The plan calls for a single parking space for a building with at least 5 bedrooms. Hard to imagine these bedrooms will house individuals with only a single car between them. On a block where parking is already scarce, this places an additional burden on the neighborhood.

For these reasons, we request that the application be denied. Thank you very much for your consideration.

I AGREE W/PAUL MINDRUP

Sincerely,

PRINT NAME

SIGNATURES

ADDRESS

Paul W. Mindrup

Myung K. Chung

Myung K. Chung

*2011 15th Ave
S.F., CA 94116*

Paul Mindrup

Delores + Bill Conner

1125 Pacheco 94116

Diane + Patrick Holland

2072 15th Ave

Mike Vincenty

2007 15th Ave

Rachel Pusey

2059 15th Ave

Paul Mindrup
2039 15th Avenue
San Francisco, CA 94116-1315
(415) 681-7749

September 29, 2018

Planning Department
1650 Mission St., #400
San Francisco, CA 94103

Dear Sirs:

As neighbors who live three houses down from 2025 15th Avenue, we strongly oppose the proposed building plan as submitted by Amir Affi, for these reasons:

1. The project in question would severely impact the privacy and open space shared by houses on both sides of the block. Likewise, the amount of light reaching the windows of adjoining houses would be severely reduced, due to the vertical and horizontal extensions. The expansion would be contrary to the existing neighborhood pattern of construction, which gives equal air, light, and space to all houses.
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5. The plan calls for a single parking space for a building with at least 5 bedrooms. Hard to imagine these bedrooms will house individuals with only a single car between them. On a block where parking is already scarce, this places an additional burden on the neighborhood.

For these reasons, we request that the application be denied. Thank you very much for your consideration.

Sincerely,

2018 16th ave SF CA 94116
Dey Gladstein

Paul W. Mindrup
KEMAITRE LAM 2017 15TH AVE S.F. CA 94116

Paul Mindrup

Alan Tam 2008 15th Ave San Francisco CA 94116

Stan Chow 2032 15th Ave SF 94116

Lucille Ho 2031 15th Ave SF 94116

Amir Affi Jimmy T. HO 2031 15TH AVE SF 94116

Paul Mindrup
2039 15th Avenue
San Francisco, CA 94116-1315
(415) 681-7749

September 29, 2018

Planning Department
1650 Mission St., #400
San Francisco, CA 94103

Dear Sirs:

As neighbors who live three houses down from 2025 15th Avenue, we strongly oppose the proposed building plan as submitted by Amir Afifi, for these reasons:

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For these reasons, we request that the application be denied. Thank you very much for your consideration.

Sincerely,

Paul W. Mindrup

Paul Mindrup

Sham Y Wong 2049 15th Ave SF
Tia Winn & Brion Moss 2062 15th Ave
David Fisher 2065 ~~15th Ave~~ 94116
Melinda Huey 2056 15th Ave 94116
Michael V. Hurry 2056 15th Av 94116
Connie Lee 2068 15th Ave.

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

October 3, 2018

VIA HAND DELIVERY

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Project Sponsor's Response to Request for Discretionary Review
Case No. 2016-015887DRP - 2025 15th Avenue

Dear President Hillis and Commissioners:

Our office represents the owners of the subject property, 2025 15th Avenue. Please accept these responses to the Request for Discretionary Review.

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Homeowners Mark and Freeda Tsang have lived in San Francisco for more than 25 years, and they purchased the Subject Property to accommodate their growing family. The Tsangs have two children, as well as elderly parents who will be moving in with them.

First, the DR Requester is concerned that the project's rear deck will look into the rear windows of the DR Requester's property. However, **the DR Requester recently built a similar rear deck at his own property, which looks into the rear windows of its adjacent neighbors.** In any event, the proposed deck will have minimal impacts on privacy. It will be located approximately eight feet away from the DR Requester's rear window, and any views in that direction would be at an oblique angle. The project sponsors are also willing to install privacy measures, as discussed below.

Second, the DR Requester expressed concern that there are presently asbestos shingles covering the subject property's wall. The owners will retain a qualified hazardous materials contractor to test the shingles for asbestos and dispose of them safely, in accordance with all applicable code requirements.

Lastly, the DR Requester is concerned that the proposed addition might block sunlight to the roof of another neighbor (2017 15th Avenue, to the north of the subject property), and that neighbor might someday wish to install solar panels. There is currently no solar panel installation at that property, and no data has been presented to show a significant impact on a hypothetical solar array. There is also nothing preventing a hypothetical future solar array from being installed on an elevated platform, such as the existing elevated section of that neighbor's roof.

- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.**

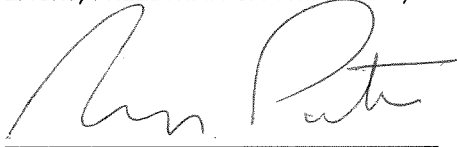
The project sponsors have offered to make numerous changes to the project, but, to date, the DR Requester has not responded. Nevertheless, the sponsors are submitting revised plans including the following changes to address the DR Requester's concerns:

- a. Reduce any privacy impacts from the rear deck by installing 2' wide planter boxes at each side of the deck, thereby moving occupants farther away from the adjacent properties.
 - b. Reduce any privacy impacts from the front balcony by installing a 2' wide planter at the north side of the front balcony, thereby moving occupants farther away from the DR Requester's property.
 - c. Reduce the size and relocate the northwest bedroom's mandatory window, so that it does not align with the DR Requester's property-line window.
 - d. Additionally, as noted above, any asbestos shingles will be disposed of by an appropriately licensed professional.
- 3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

The project sponsors are willing to make significant changes to accommodate the DR Requester's requests, as detailed above and in the attached plans. However, this growing family simply needs more space so that they can remain in the City.

Respectfully submitted,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
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 WWW.SIACONSULT.COM

SHEET TITLE
Site / Roof Plans

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	A.A.
CHECKED	R.K.
DATE	09/23/2016
REVISED DATE	04/09/2018
JOB NO.	16-1716
SHEET NO.	A-1.1

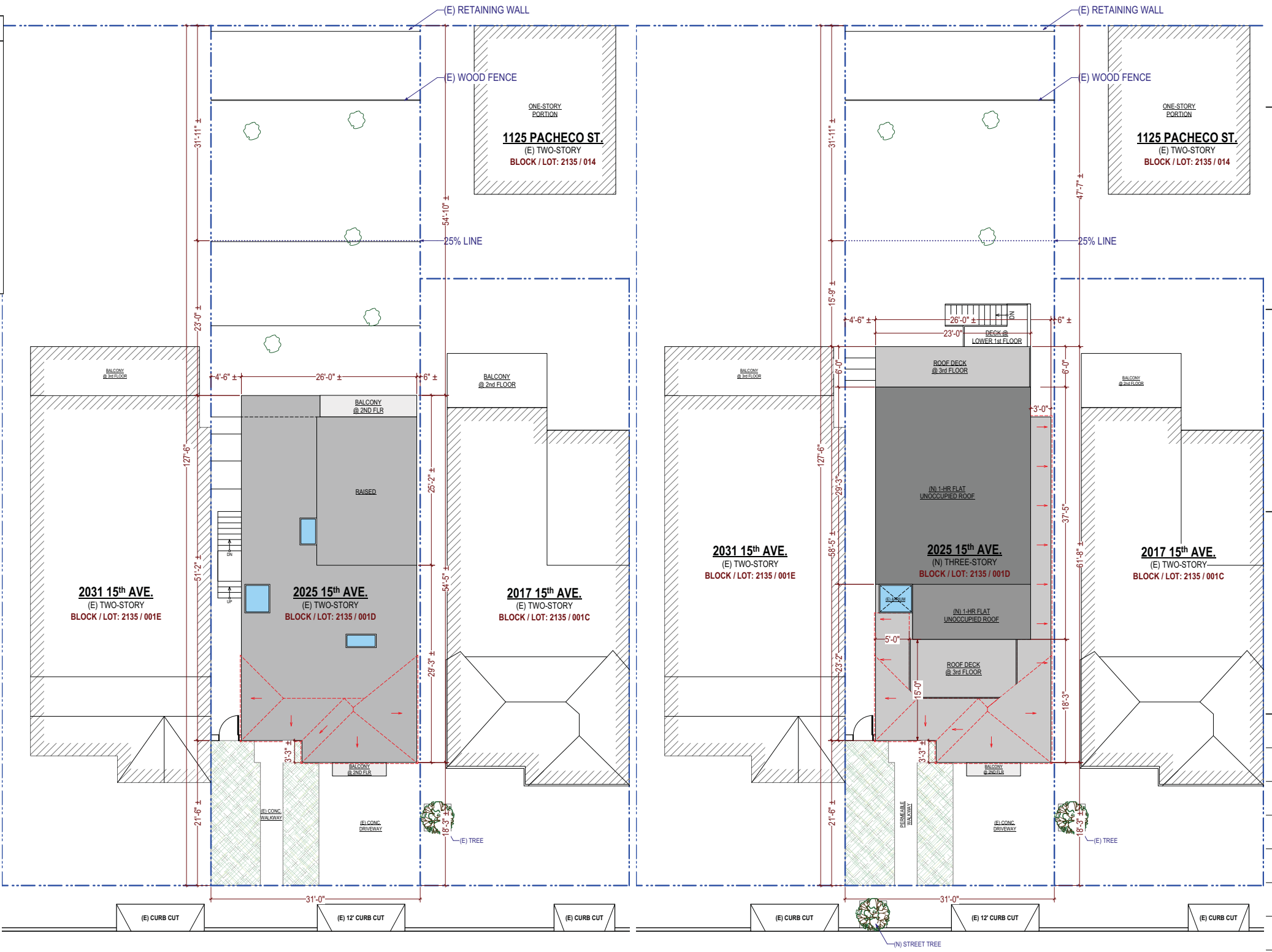
SCOPE OF WORK

- HORIZONTAL & VERTICAL ADDITION OF EXISTING SINGLE FAMILY HOME
- PROPOSED INTERIOR REMODEL TO:
 - BASEMENT: ADDING (N) WINE CELLAR
 - 1ST FLOOR: ADDING (N) ENTERTAINMENT ROOM & 1/2 BATH
 - 2ND FLOOR: ADDING (N) FAMILY ROOM & 1/2 BATH AND RELOCATING KITCHEN, DINING ROOM & LIVING ROOM
- ADDING 3RD STORY W/ 3 (N) BEDROOMS & 3 BATHS

NOTE:
 WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

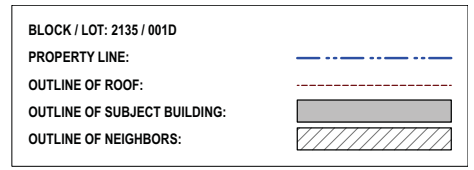
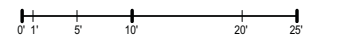
PROJECT DATA

PLANNING DATA:	
ADDRESS:	2025 15 th AVENUE
BLOCK / LOT:	2135 / 001D
LOT AREA:	3,952.5 ± S.F.
ZONING:	RH-1 (D)
# OF UNITS:	1 (NO CHANGE)
ALLOWABLE HEIGHT:	40-X
BUILDING HEIGHT:	
EXISTING:	21'-6" ±
PROPOSED:	29'-3" ±
LANDSCAPING & PERMEABILITY:	
REQUIRED: (50% OF FRONT SETBACK)	282.5 ± S.F.
PROVIDED:	336 ± S.F.
USABLE OPEN SPACE:	
REQUIRED:	300 S.F.
PROVIDED:	1,200 ± S.F.
# OF COVERED CAR PARKING:	
REQUIRED:	1 PER UNIT
PROVIDED:	1
(E) GROSS FLOOR AREA:	
FIRST FLOOR:	1,290 ± S.F.
SECOND FLOOR:	1,315 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE):	2,605 ± S.F.
(N) GROSS FLOOR AREA:	
BASEMENT:	872 ± S.F.
FIRST FLOOR:	1,529 ± S.F.
SECOND FLOOR:	1,543 ± S.F.
THIRD FLOOR:	819 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE):	4,763 ± S.F.
TOAL GROSS AREA ADDED:	2,158 ± S.F.
BUILDING DATA:	
NUMBER OF STORIES:	2 OVER BASEMENT
EXISTING:	3 OVER BASEMENT
PROPOSED:	TYPE "V-B"
CONSTRUCTION TYPE:	R-3
OCCUPANCY GROUP:	2013 CALIFORNIA CODES EDITIONS
APPLICABLE CODES:	W/ SAN FRANCISCO AMENDMENTS



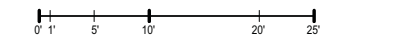
15th AVENUE

Existing Site / Roof Plan



15th AVENUE

Proposed Site / Roof Plan



	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL TO BE CONSTRUCTED
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
2025 15th Ave.
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
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 F: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Existing Floor Plans

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

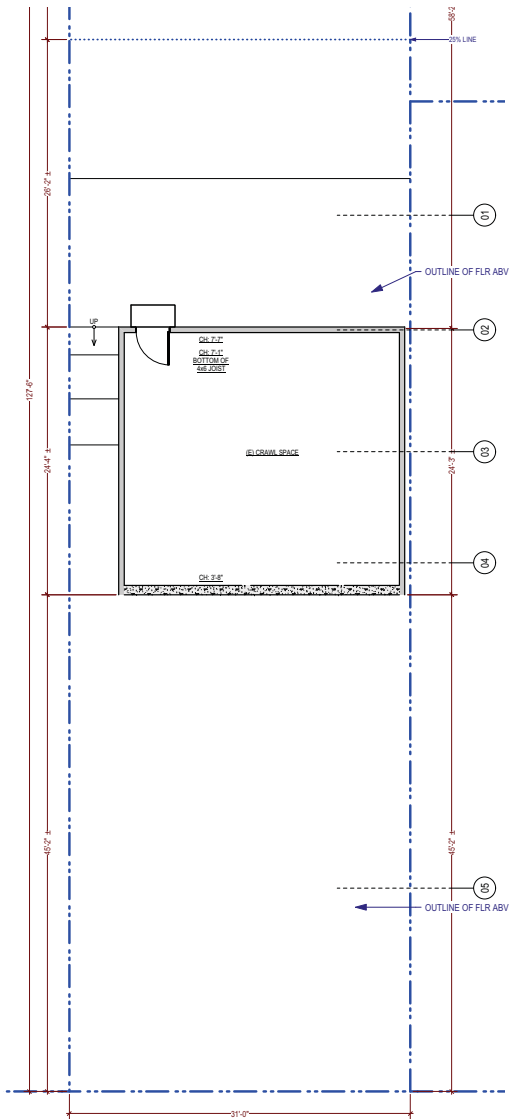
CHECKED R.K.

DATE 09/23/2016

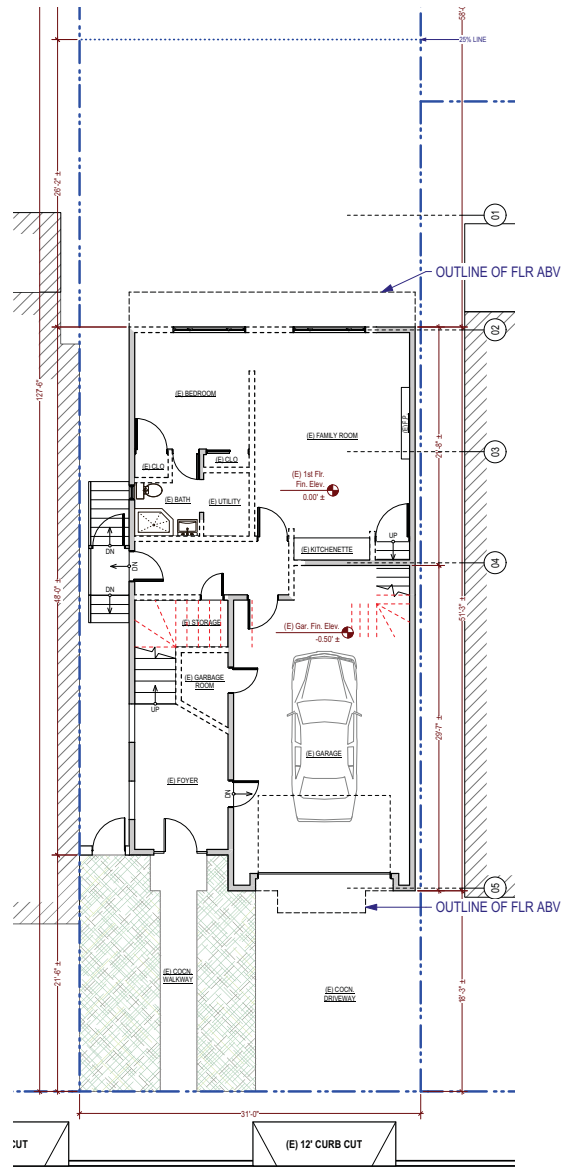
REVISED DATE 04/09/2018

JOB NO. 16-1716

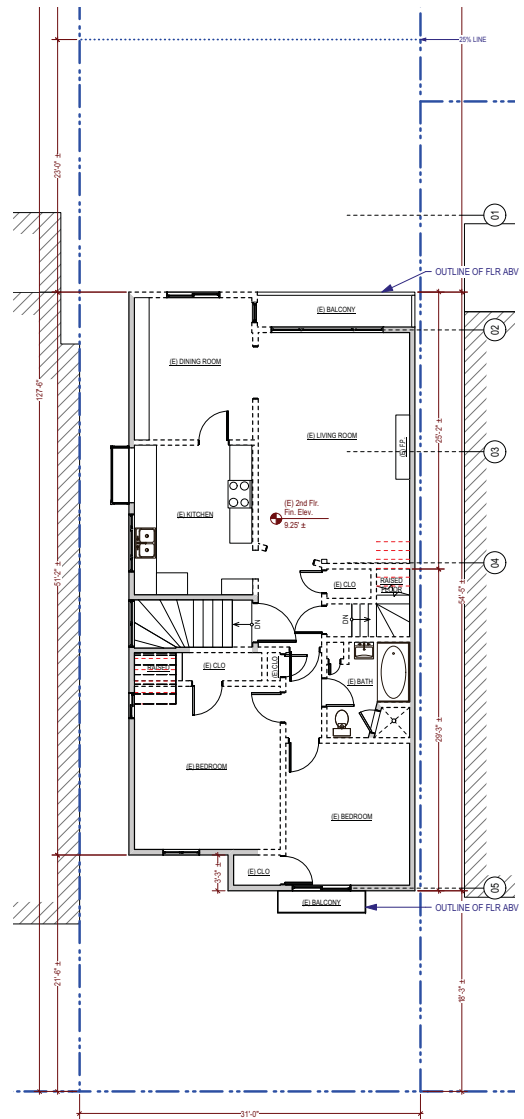
SHEET NO.
A-2.1



Existing Crawl Space Plan



Existing First Floor Plan



Existing Second Floor Plan

	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL TO BE CONSTRUCTED
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
2025 15th Ave.
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
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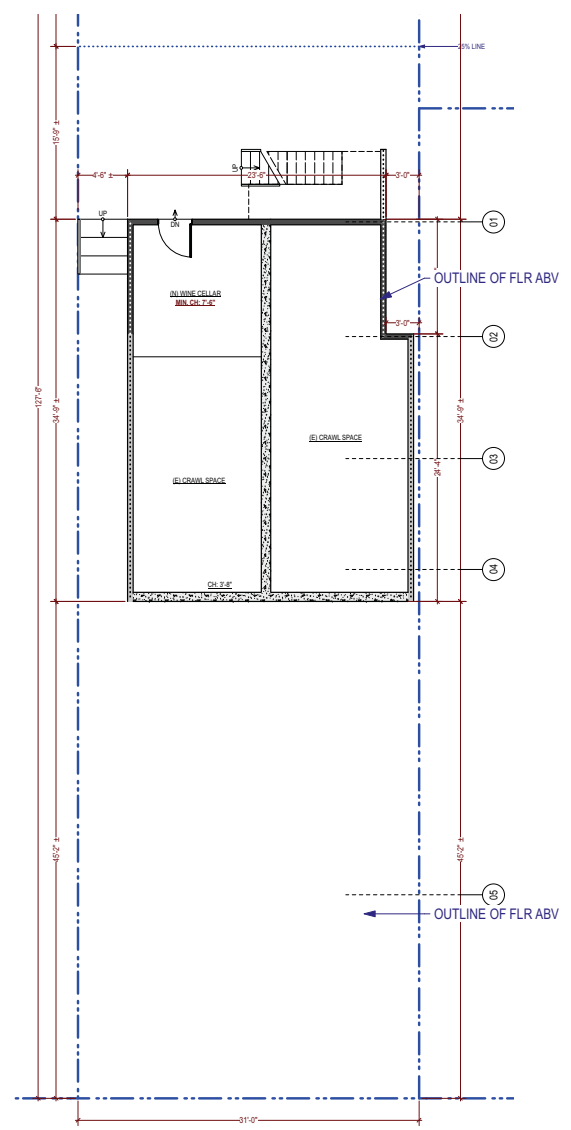
SHEET TITLE

Proposed Floor Plans

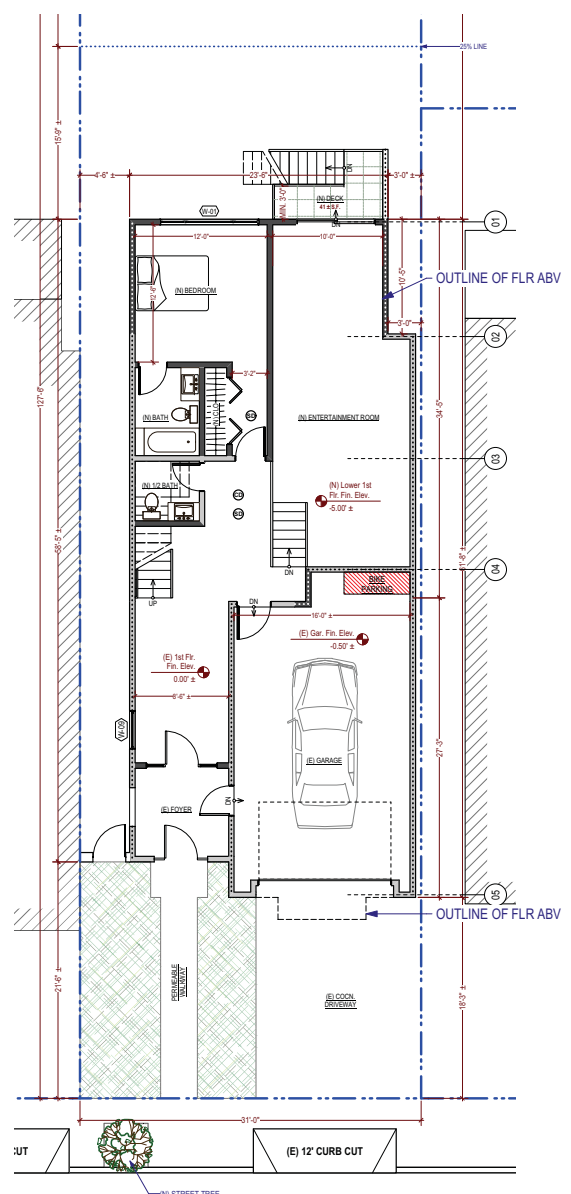
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NO.	DATE	DESCRIPTION

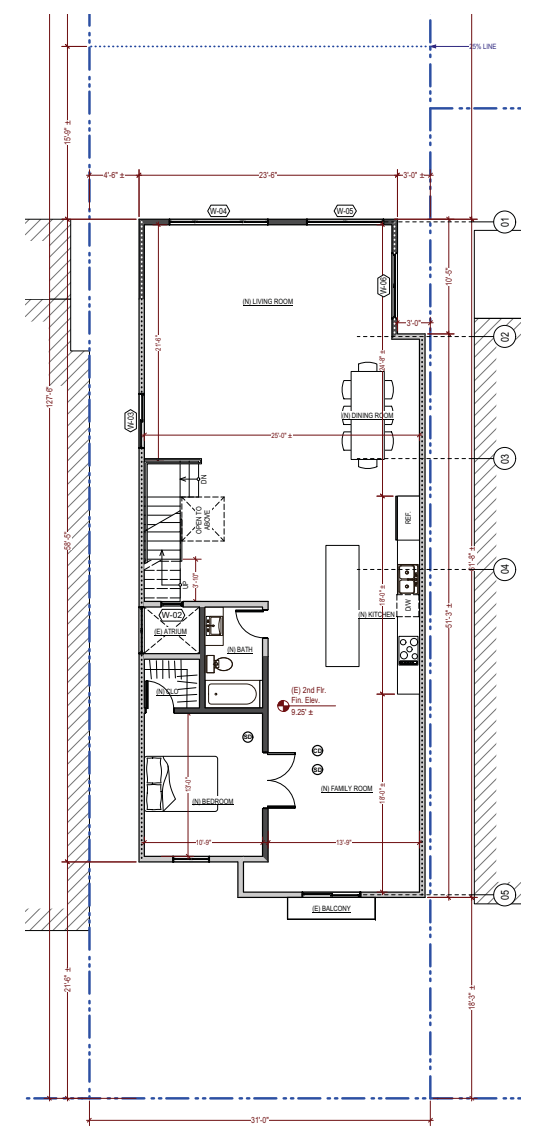
DRAWN	A.A.
CHECKED	R.K.
DATE	09/23/2016
REVISED DATE	04/09/2018
JOB NO.	16-1716
SHEET NO.	A-2.2



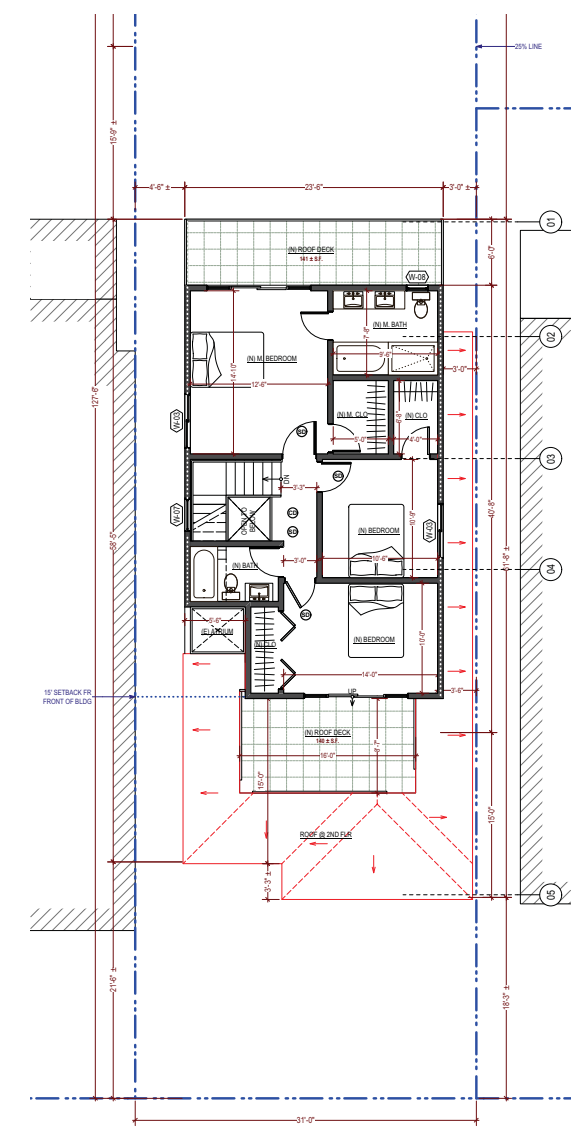
Proposed Crawl Space Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
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SHEET TITLE

Front & Rear Elevations

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NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

DATE 09/23/2016

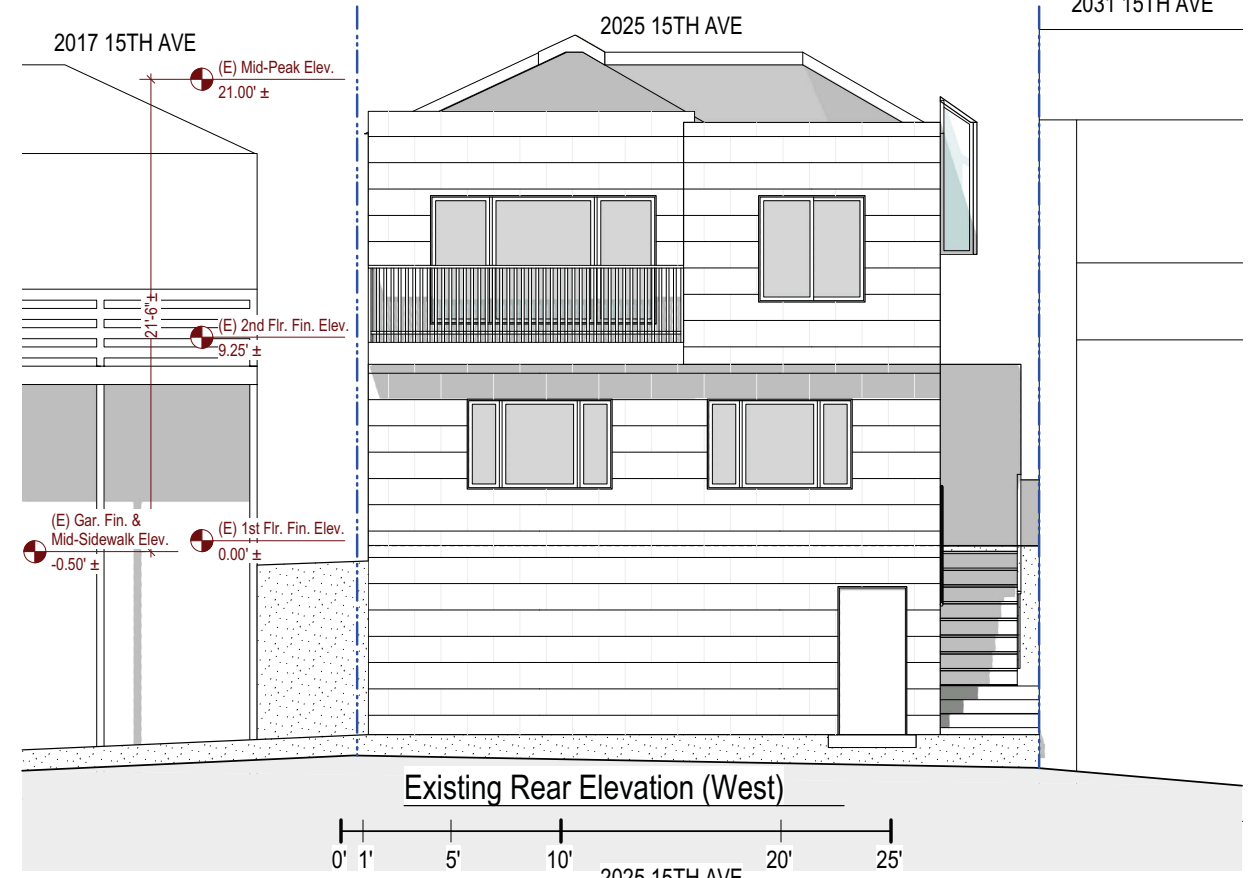
REVISED DATE 04/09/2018

JOB NO. 16-1716

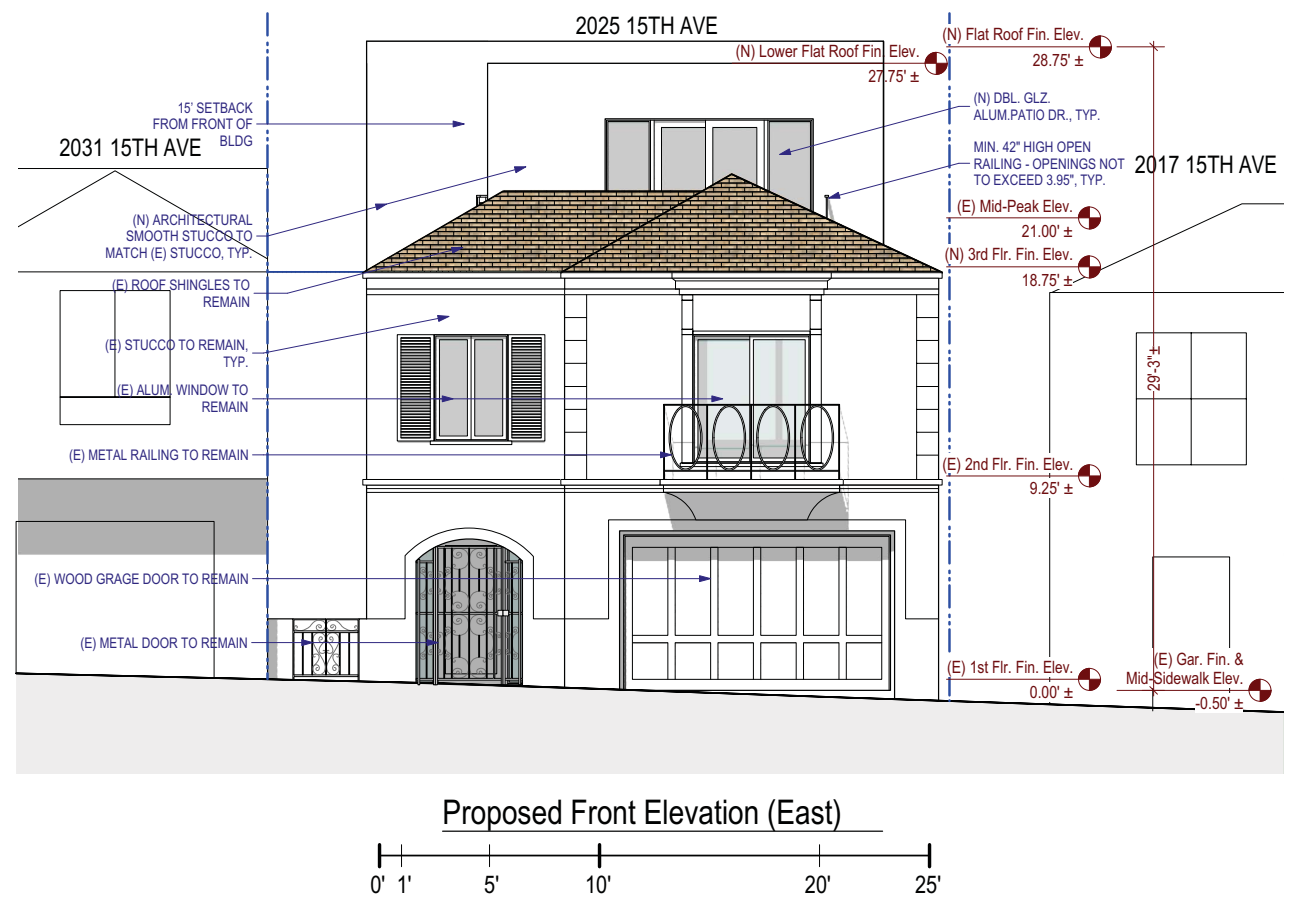
SHEET NO. A-3.1



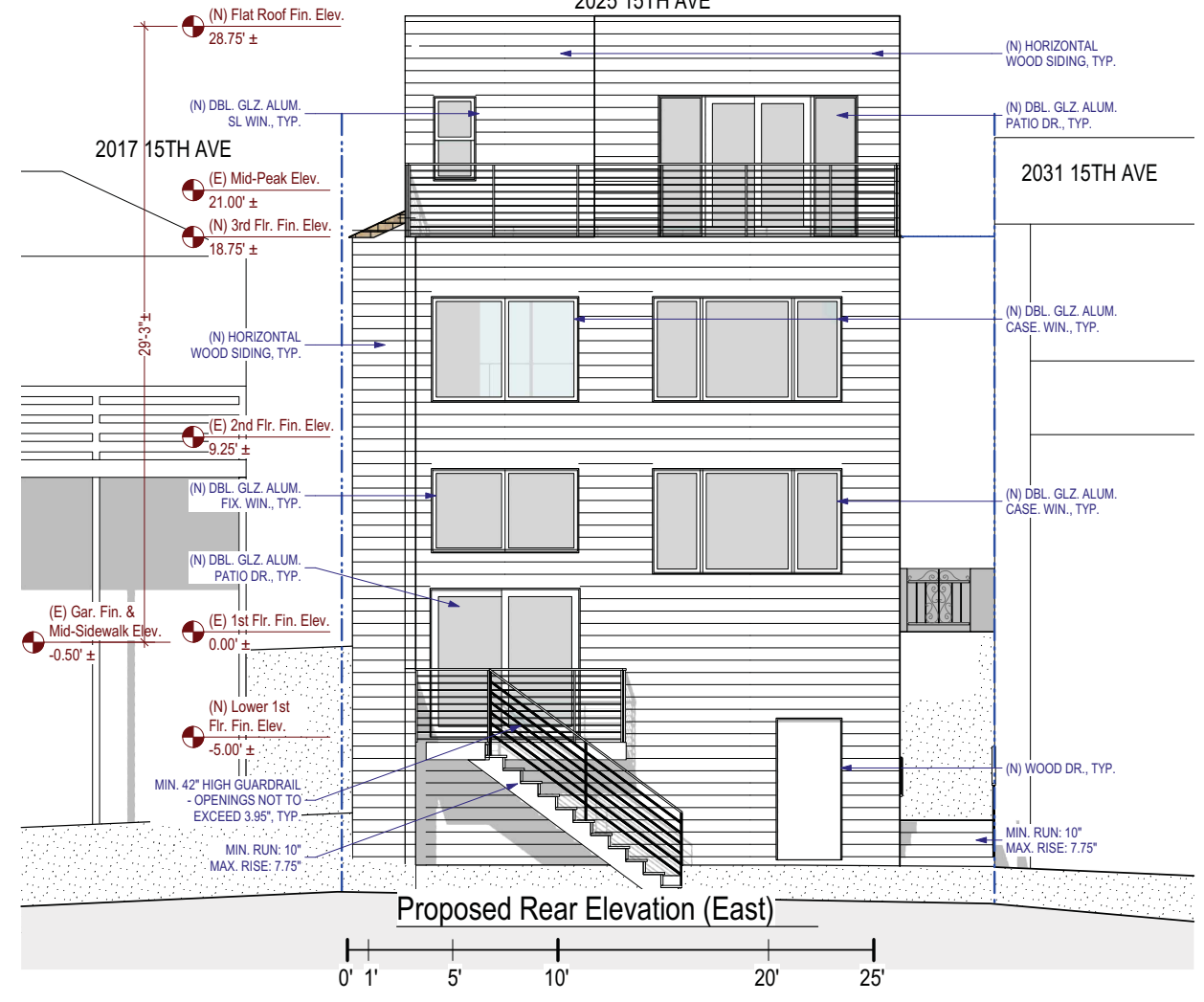
Existing Front Elevation (East)



Existing Rear Elevation (West)



Proposed Front Elevation (East)



Proposed Rear Elevation (East)



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 741.1292
F: (415) 849.1252
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Right Elevations

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

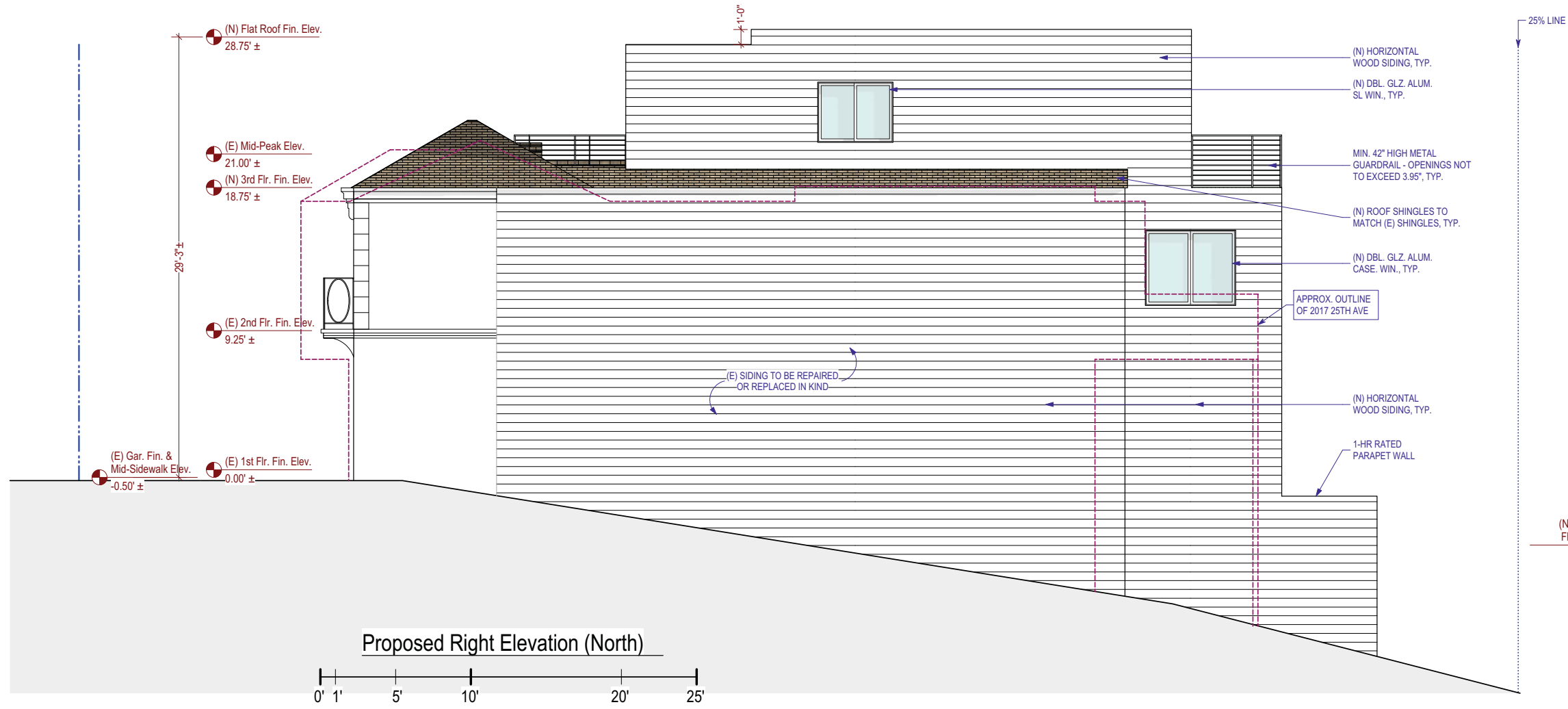
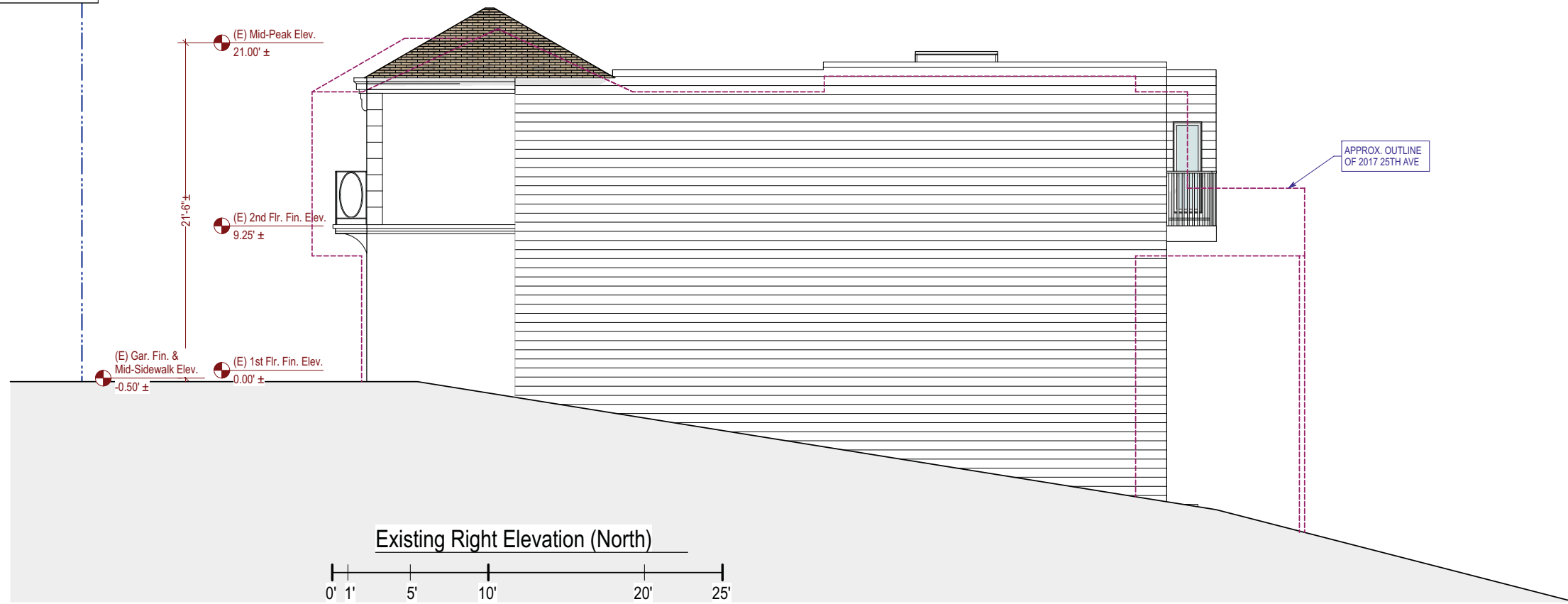
DATE 09/23/2016

REVISED DATE 04/09/2018

JOB NO. 16-1716

SHEET NO.

A-3.2



PROJECT NAME

2025 15th Ave.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
T: (415) 741.1292
F: (415) 849.1252
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SHEET TITLE

Left Elevations

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN A.A.

CHECKED R.K.

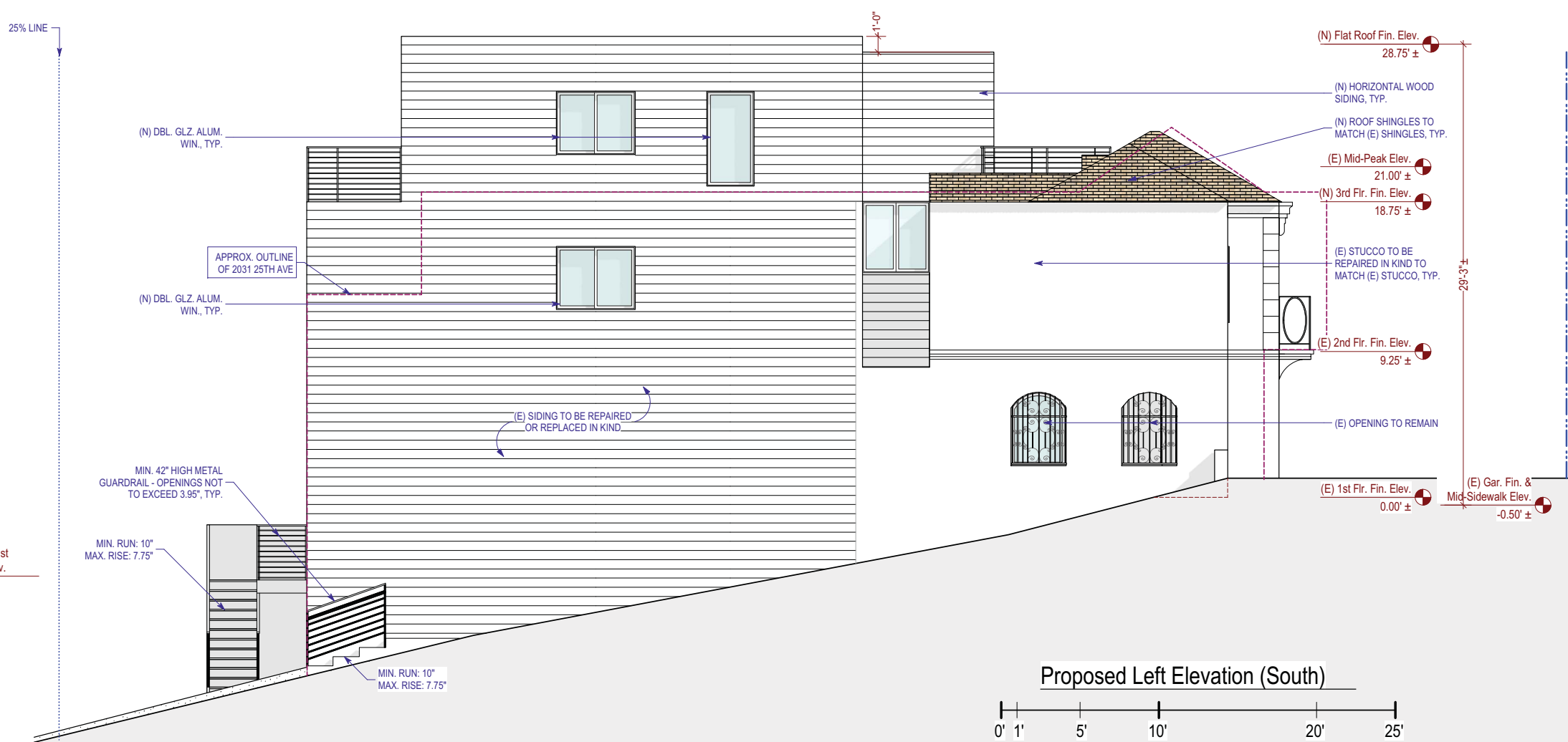
DATE 09/23/2016

REVISED DATE 04/09/2018

JOB NO. 16-1716

SHEET NO.

A-3.3



DRAWING INDEX

ARCHITECTURAL

A-0.1	COVER SHEET
A-0.2	3D ISOMETRIC VIEWS
A-0.3	STREET PERSPECTIVE VIEWS
A-1.1	SITE / ROOF PLANS
A-2.1	BASEMENT FLOOR PLANS
A-2.2	FIRST FLOOR PLANS / WINDOW SHCHEDULE
A-2.3	SECOND & THIRD FLOOR PLANS
A-3.1	FRONT ELEVATIONS
A-3.2	REAR ELEVATIONS
A-3.3	RIGHT ELEVATIONS
A-3.4	LEFT ELEVATIONS
A-4.1	SECTIONS & LINE OF SIGHT DIAGRAM
G-1.0	GREEN BUILDING CHECKLIST

SCOPE OF WORK

- HORIZONTAL & VERTICAL ADDITION OF EXISTING SINGLE FAMILY HOME
- PROPOSED INTERIOR REMODEL TO:
 - BASEMENT: ADDING (N) WINE CELLAR
 - 1ST FLOOR: ADDING (N) ENTERTAINMENT ROOM & 1/2 BATH
 - 2ND FLOOR: ADDING (N) FAMILY ROOM & 1/2 BATH AND RELOCATING KITCHEN, DINING ROOM & LIVING ROOM
- ADDING 3RD STORY W/ 3 (N) BEDROOMS & 3 BATHS

NOTE:
WATERPROOFING OF BUILDING ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

PROJECT DATA

PLANNING DATA:

ADDRESS:	2025 15 th AVENUE
BLOCK / LOT:	2135 / 001D
LOT AREA:	3,952.5 ± S.F.
ZONING:	RH-1 (D)
# OF UNITS:	1 (NO CHANGE)
ALLOWABLE HEIGHT:	40-X
BUILDING HEIGHT:	
EXISTING:	21'-6" ±
PROPOSED:	29'-3" ±
LANDSCAPING & PERMEABILITY:	
REQUIRED: (50% OF FRONT SETBACK)	282.5 ± S.F.
PROVIDED:	336 ± S.F.
USABLE OPEN SPACE:	
REQUIRED:	300 S.F.
PROVIDED:	1,200 ± S.F.
# OF COVERED CAR PARKING:	
REQUIRED:	1 PER UNIT
PROVIDED:	1

(E) GROSS FLOOR AREA:

FIRST FLOOR:	1,290 ± S.F.
SECOND FLOOR:	1,315 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE):	2,605 ± S.F.

(N) GROSS FLOOR AREA:

BASEMENT:	872 ± S.F.
FIRST FLOOR:	1,529 ± S.F.
SECOND FLOOR:	1,543 ± S.F.
THIRD FLOOR:	819 ± S.F.
TOTAL GROSS AREA (INCL. GARAGE):	4,763 ± S.F.
TOAL GROSS AREA ADDED:	2,158 ± S.F.

BUILDING DATA:

NUMBER OF STORIES:	2 OVER BASEMENT
EXISTING:	3 OVER BASEMENT
PROPOSED:	TYPE "V-B"
CONSTRUCTION TYPE:	R-3
OCCUPANCY GROUP:	2013 CALIFORNIA CODES EDITIONS
APPLICABLE CODES:	W/ SAN FRANCISCO AMENDMENTS

PROJECT NAME

**2025 15th Ave.
SAN FRANCISCO, CA**



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Cover Sheet

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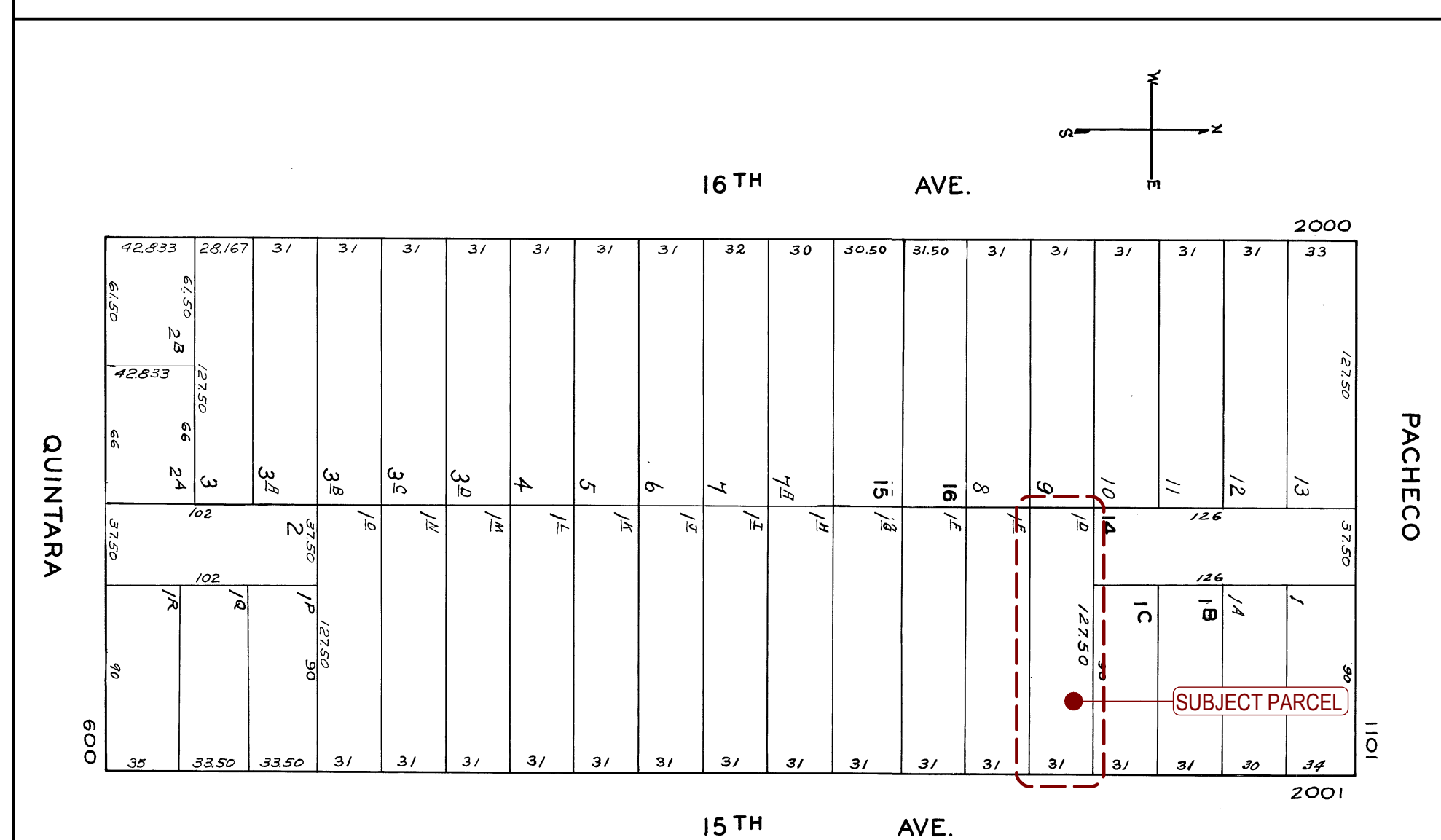
ABBREVIATION

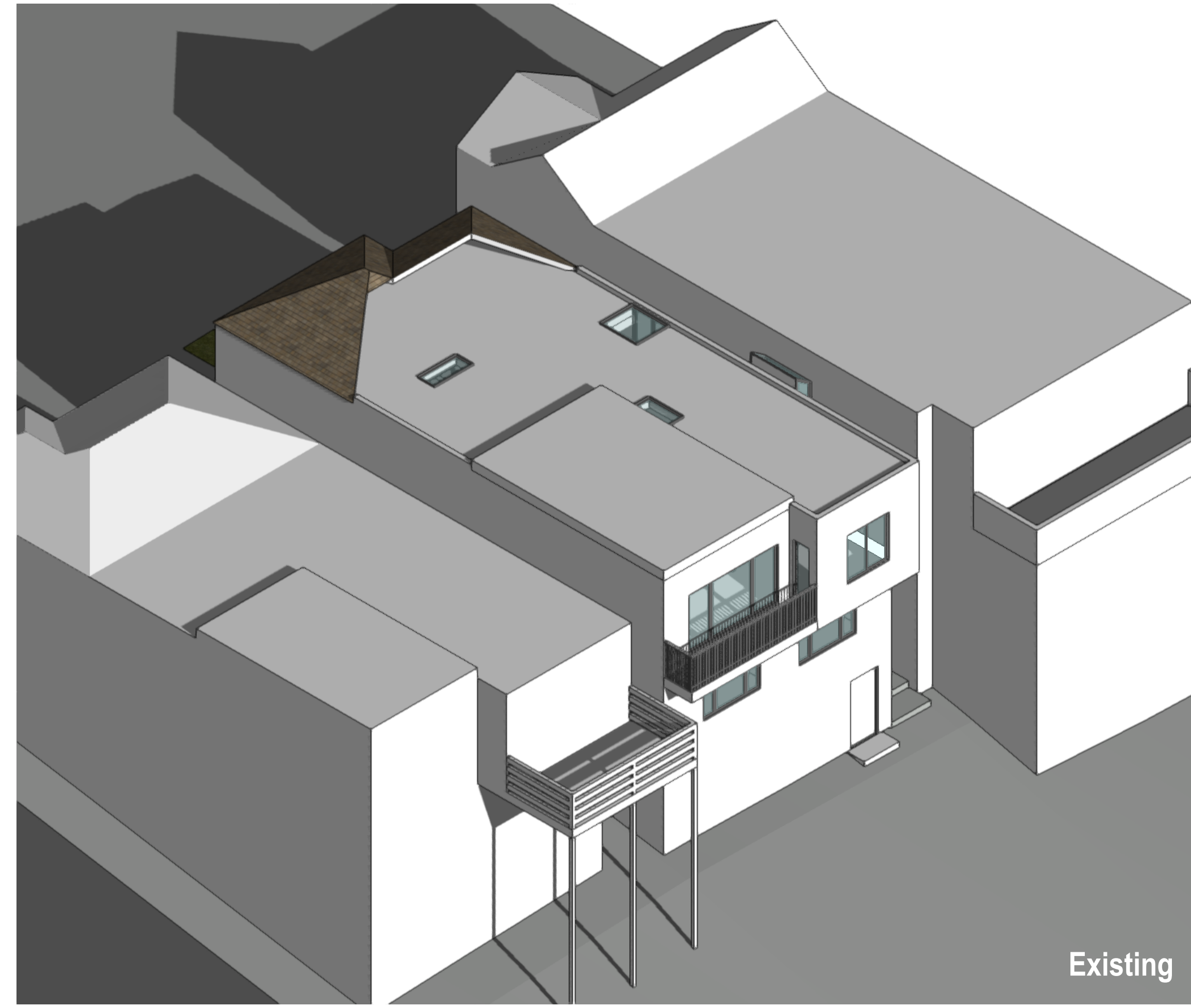
#	POUND OR NUMBER	H.C.	HANDICAPPED
&	AND	HI	HIGH
@	AT	HM	HOLLOW METAL
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
APPROX	APPROXIMATE		
ANOD	ANODIZED	ILO	IN LIEU OF
ASPH	ASPHALT	INSUL	INSULATED
BD	BOARD	INT	INTERIOR
BLDG	BUILDING	LO	LOW
BLKG	BLOCKING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BSMT	BASEMENT	MEMBR	MEMBRANE
BST	BOTTOM OF STAIRS	MIN	MINIMUM
BYND	BEYOND	MO	MASONRY OPENING
CIP	CAST IN PLACE	MTL	METAL
CHNL	CHANNEL	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLO	CLOSET	NOM	NOMINAL
CLR	CLEAR	N.T.S.	NOT TO SCALE
CNTR	COUNTER	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTR	CENTER	PNT	PAINT/PAINTED
CTYD	COURTYARD	PVC	POLYVINYL CHLORIDE
DBL	DOUBLE	RBR	RUBBER
DEMO	DEMOLISH	RCP	REFLECTED CEILING PLAN
DET	DETAIL	RD	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	RDWD	REDWOOD
DIA	DIAMETER	REQD	REQUIRED
DIMS	DIMENSIONS	RM	ROOM
DN	DOWN	S.F.	SQUARE FOOT
DR	DOOR	SIM	SIMILAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
(E)	EXISTING	SPK	SPRINKLER
EA	EACH	SSTL	STAINLESS STEEL
ELEC	ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
ELEC	ELECTRICAL	STD	STANDARD
ELEV	ELEVATOR/ELEVATION	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURAL
EXCL	EXCLUDE	SQ.	SQUARE
EXP JT	EXPANSION JOINT	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	TC	TOP OF CURB
F.D.	FLOOR DRAIN	TELE	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TLT	TOILET
FIXT	FIXTURE	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CONCRETE
FLUOR	FLUORESCENT	TOS	TOP OF STEEL
FM	FILLED METAL	TP	TOILET PAPER DISPENSER
FND	FOUNDATION	T/D	TELEPHONE/DATA
FO	FACE OF	TST	TOP OF STAIRS
F.O.F.	FACE OF FINISH	TYP	TYPICAL
FURR	FURRING	U.N.O.	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
G.B.	GRAB BAR	VP	VISION PANEL
GND	GROUND	W/	WITH
GRP	GROUP	WD	WOOD
GWB	GYPSUM WALL BOARD	W.H.	WATER HEATER
GYP	GYPSUM		

STREET VIEW



ASSESSOR'S MAP





PROJECT NAME

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**3D
Isometric Views**

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Street Perspective Views



North West Perspective View

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Site / Roof Plans

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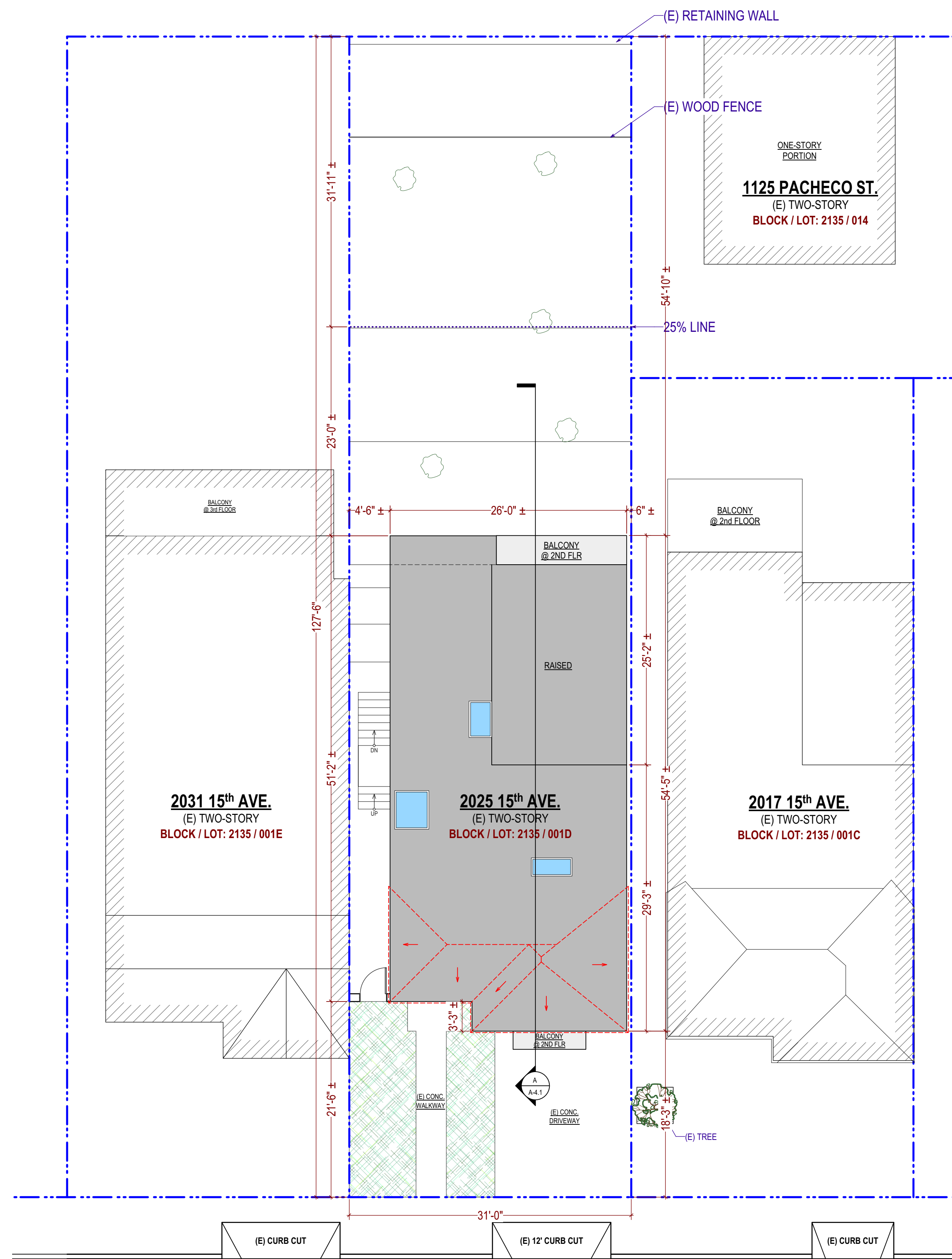
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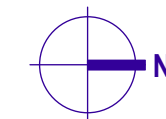
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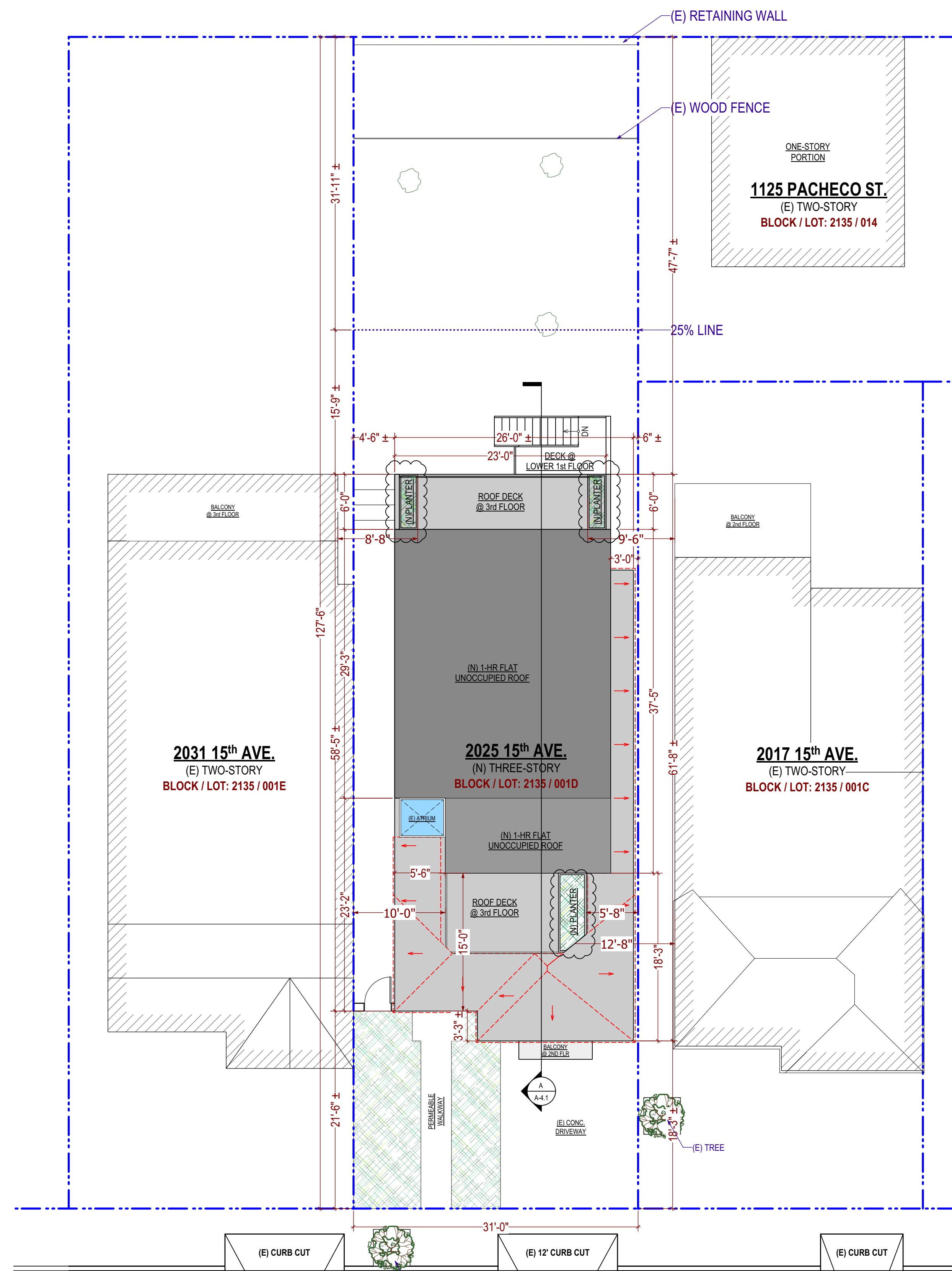
15th AVENUE

Existing Site / Roof Plan

1/8" = 1'-0"



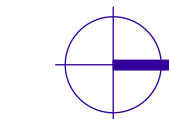
NOTE:
SITE PLAN HAS BEEN PREPARED BY ESTIMATED LOCATIONS OF ADJACENT PROPERTIES & BY NO MEANS SHOW ACCURATE LOCATIONS OF THE SUBJECT BUILDING & PROPERTY LINES. FOR ACCURATE LOCATIONS, A LICENSED LAND SURVEYOR SHOULD BE HIRED.



15th AVENUE

Proposed Site / Roof Plan

1/8" = 1'-0"



BLOCK / LOT: 2135 / 001D

PROPERTY LINE:

OUTLINE OF ROOF:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS:

CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED
---	(N) CONCRETE WALL TO BE CONSTRUCTED
---	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

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Basement Floor Plans

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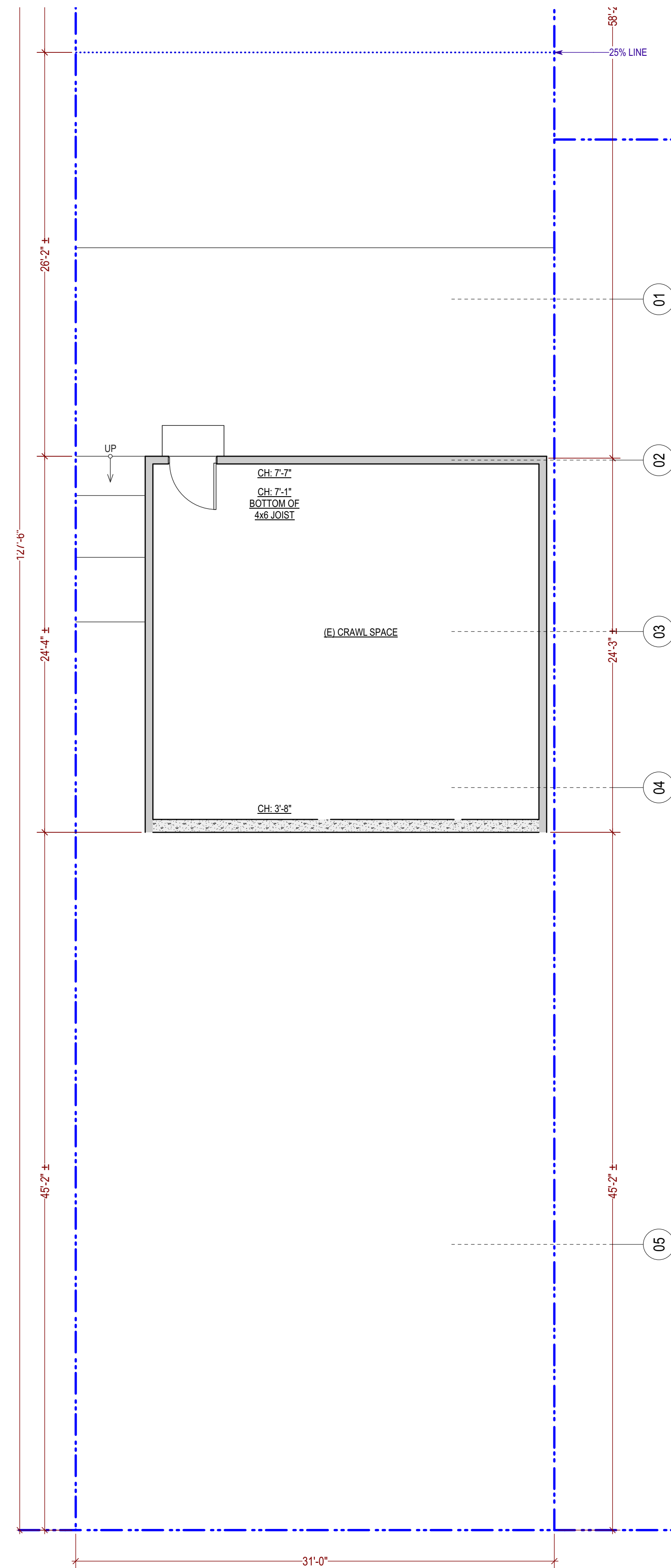
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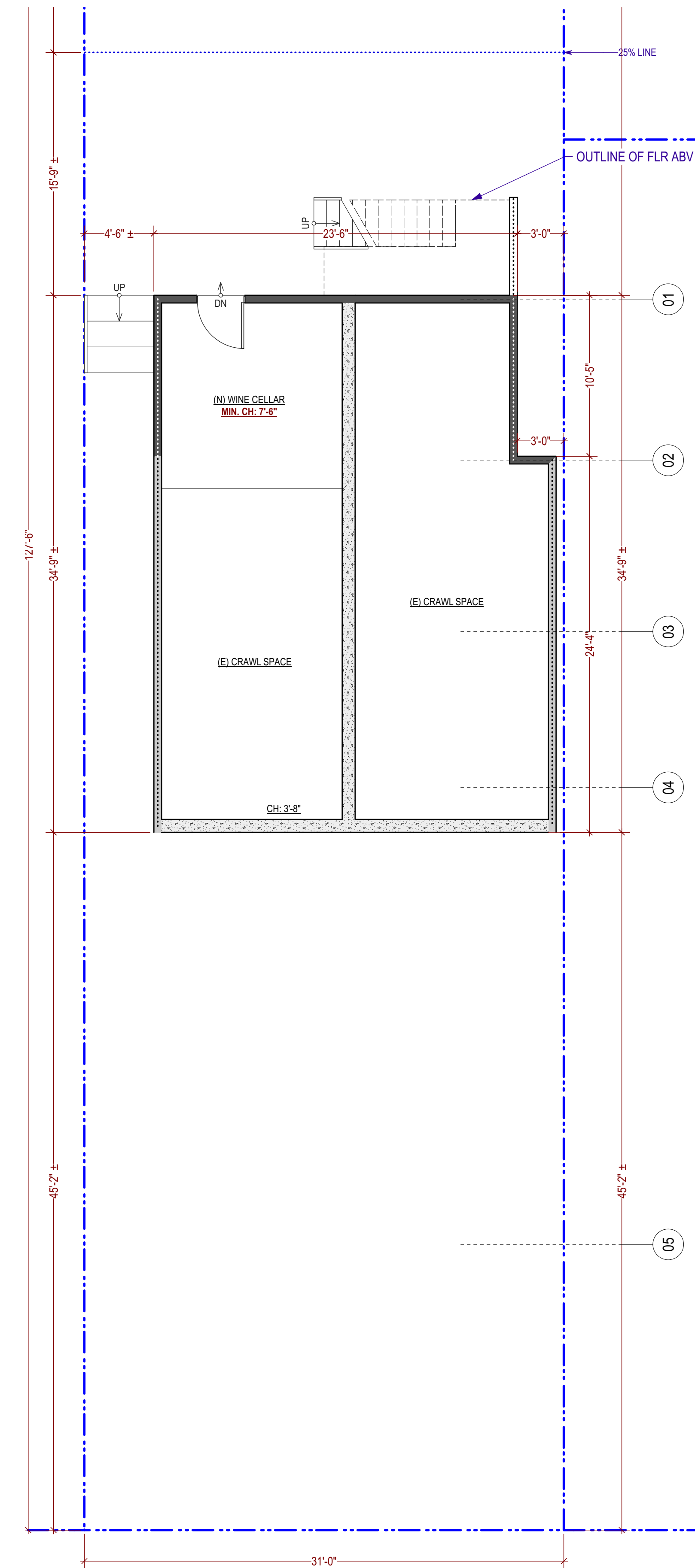
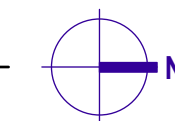
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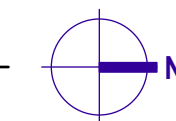
A-2.1



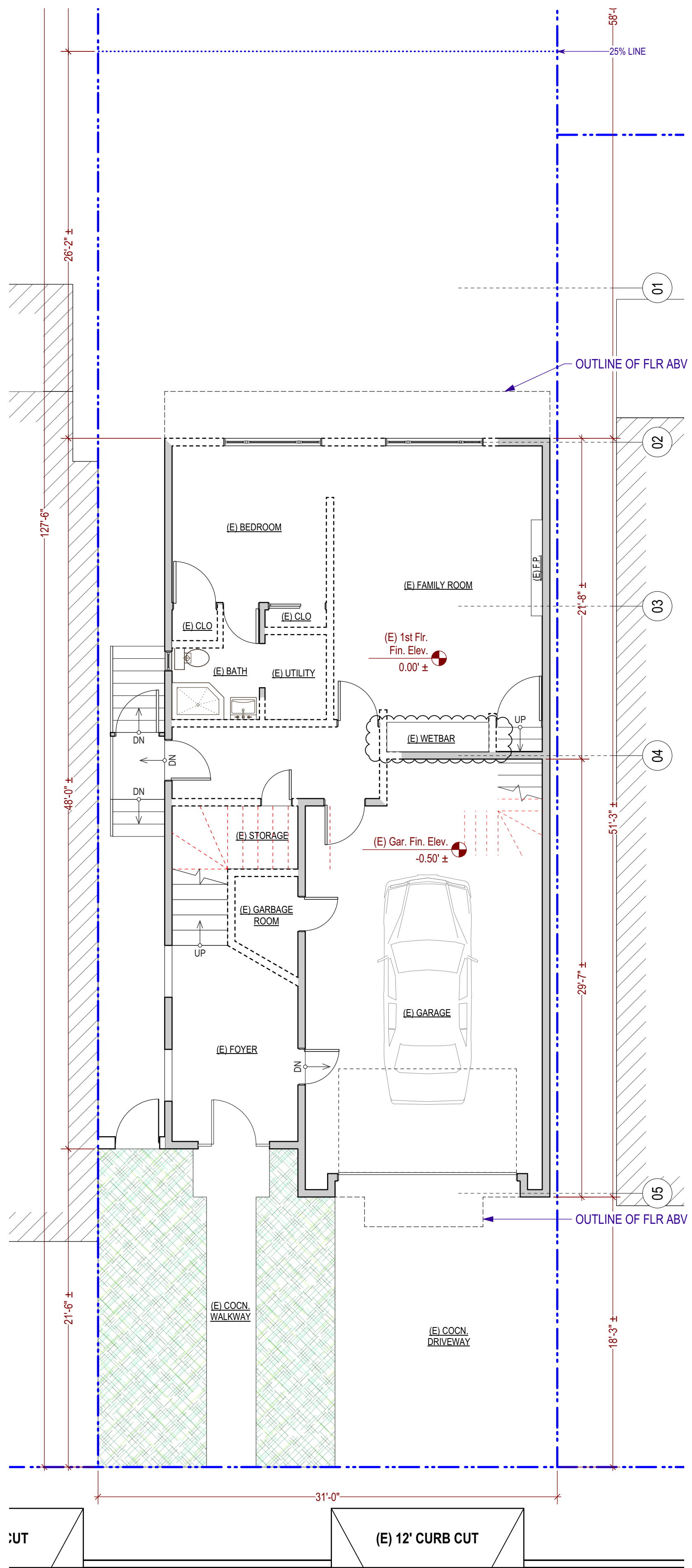
Existing Basement Plan
3/16" = 1'-0"



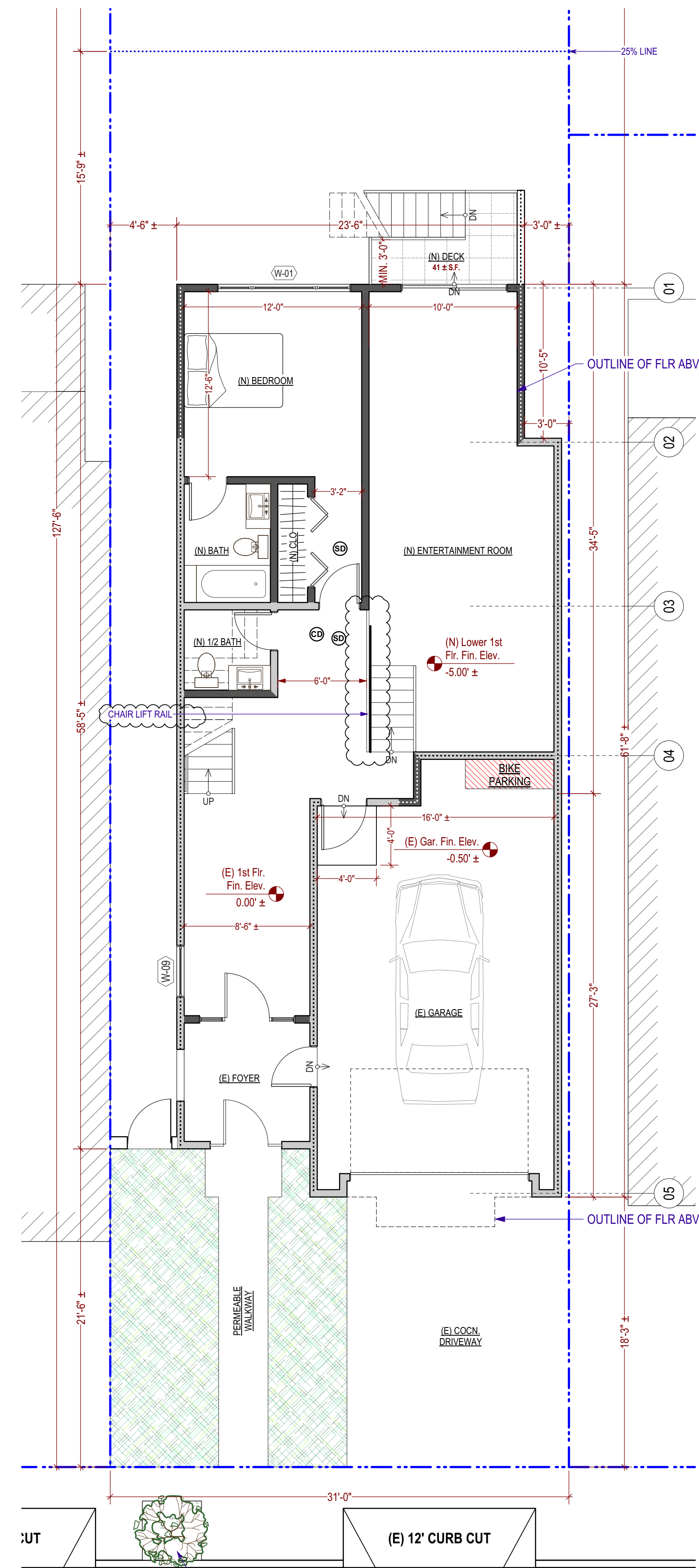
Proposed Basement Plan
3/16" = 1'-0"



(CD)	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
(SD)	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
- - - -	(E) WALL TO BE REMOVED
====	(E) WALL TO REMAIN
=====	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
=====	(N) WALL TO BE CONSTRUCTED
=====	(N) WALL TO BE 1-HR. FIRE RATED
=====	(N) PARAPET WALL TO BE 1-HR. FIRE RATED



Existing First Floor Plan
3/16" = 1'-0"



Proposed First Floor Plan
3/16" = 1'-0"

PROJECT NAME

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First Floor Plans

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A-2.2

Ⓢ	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED



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SHEET TITLE

Second & Third Floor Plans

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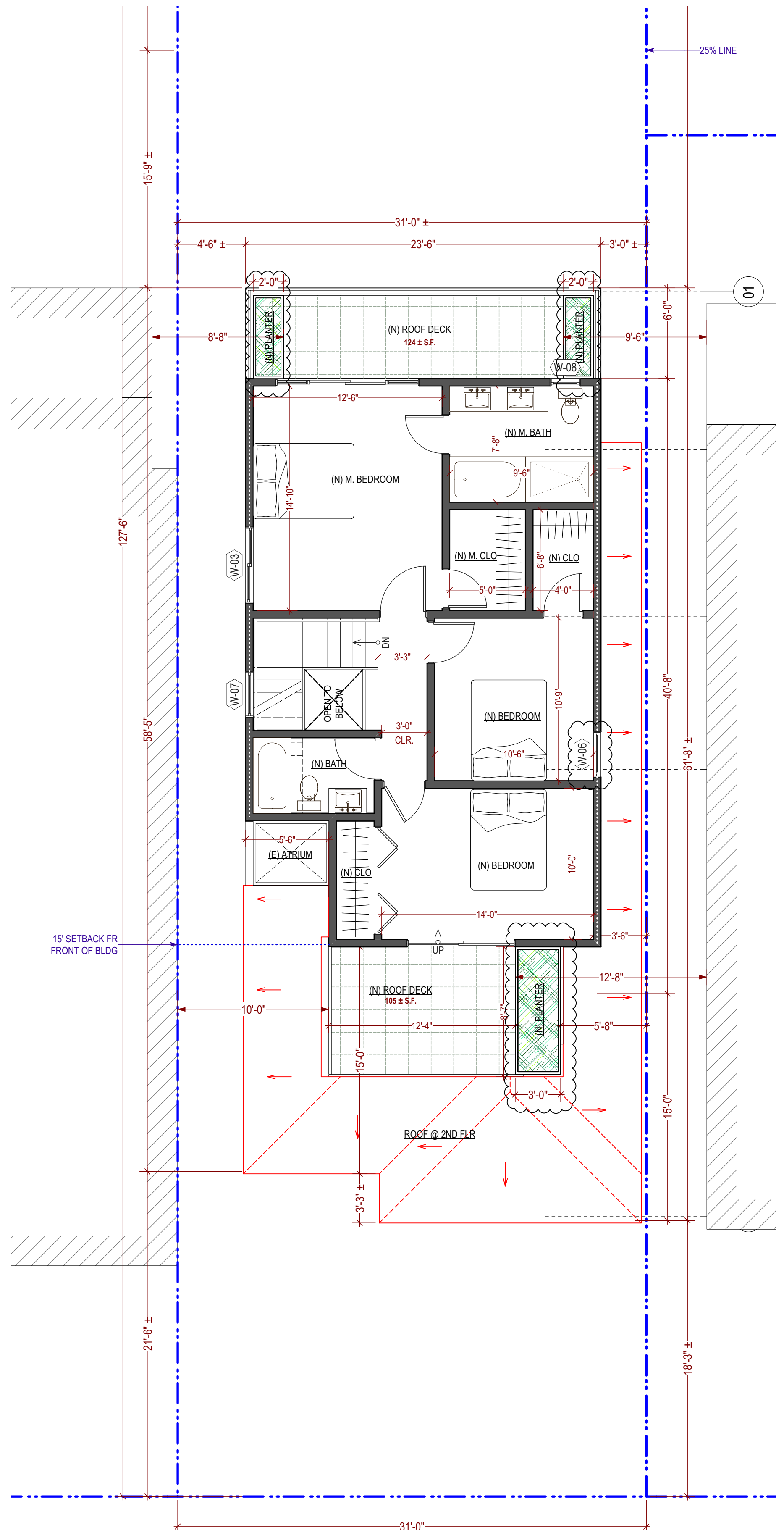
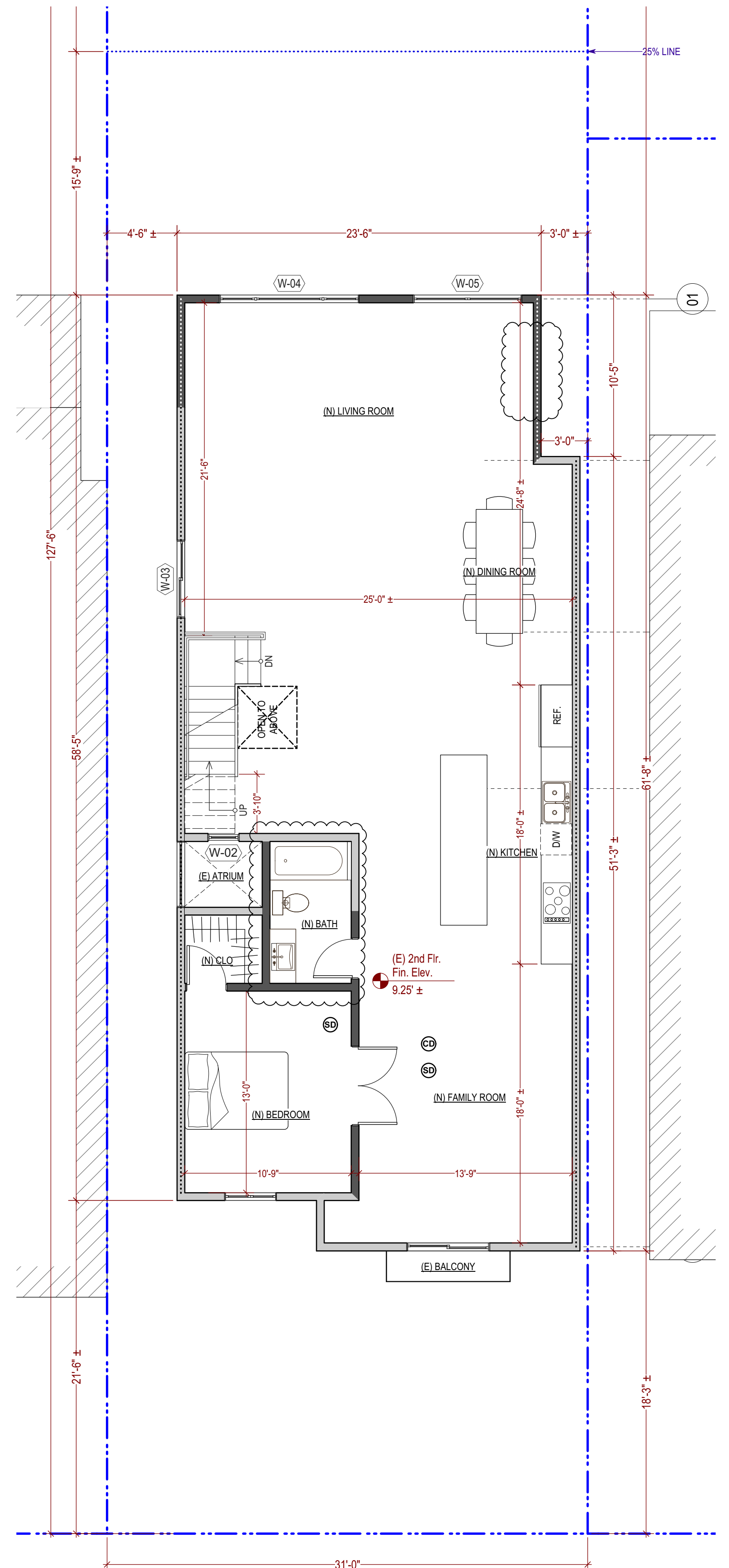
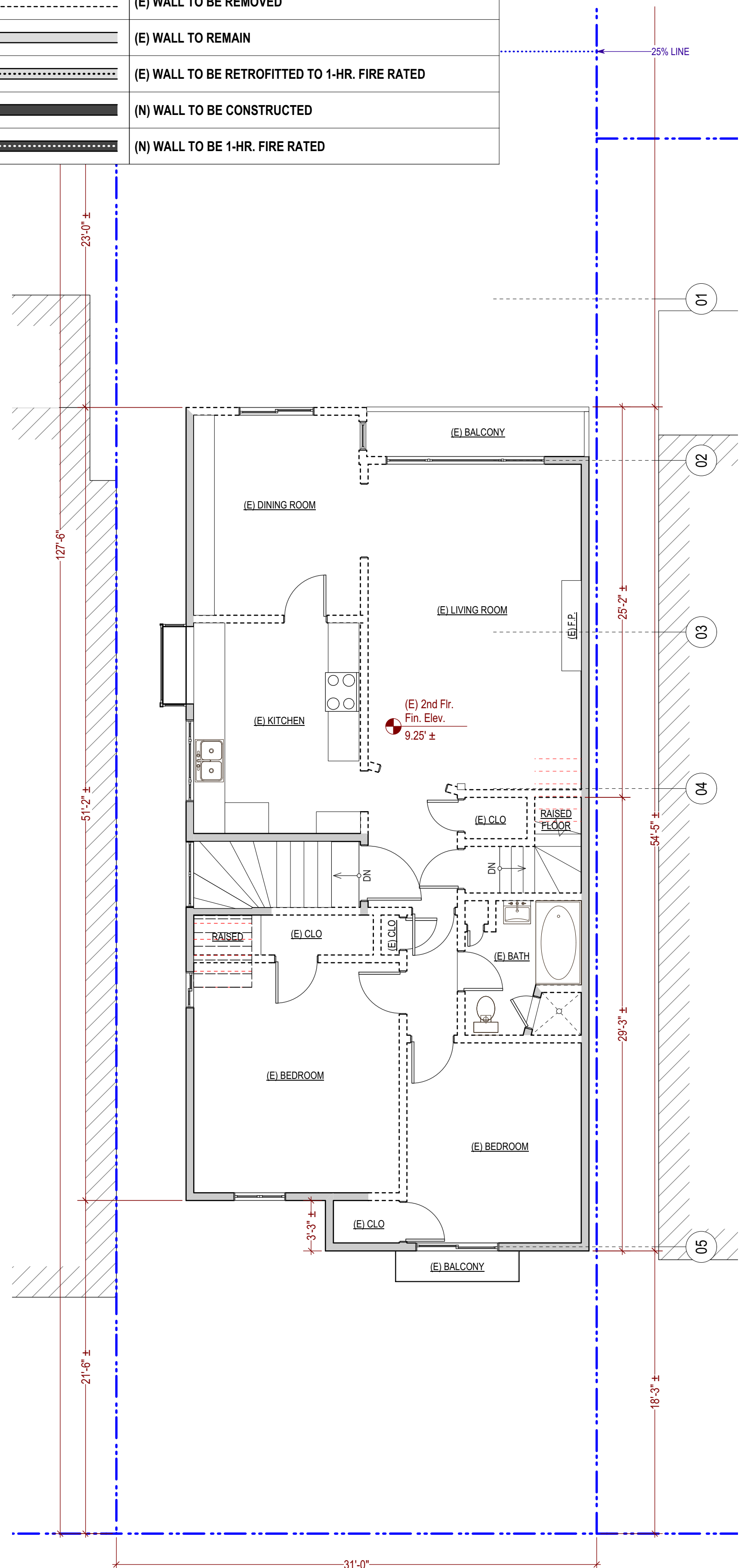
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SHEET NO.

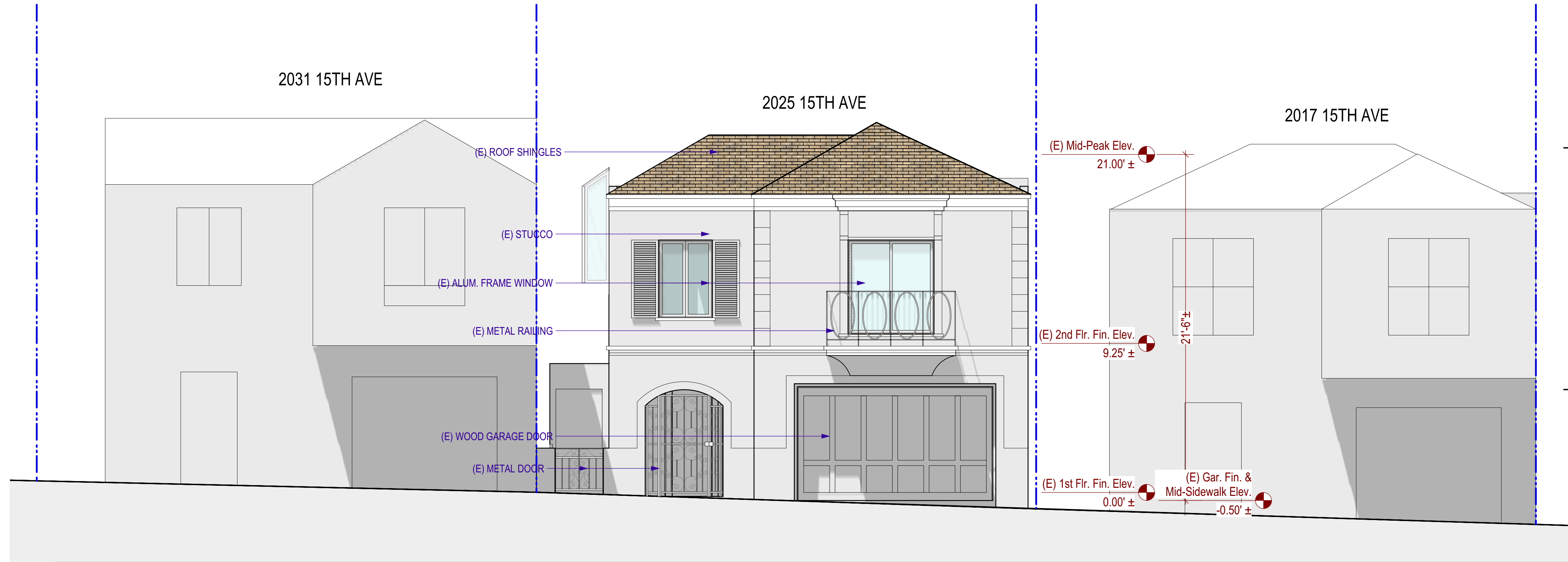
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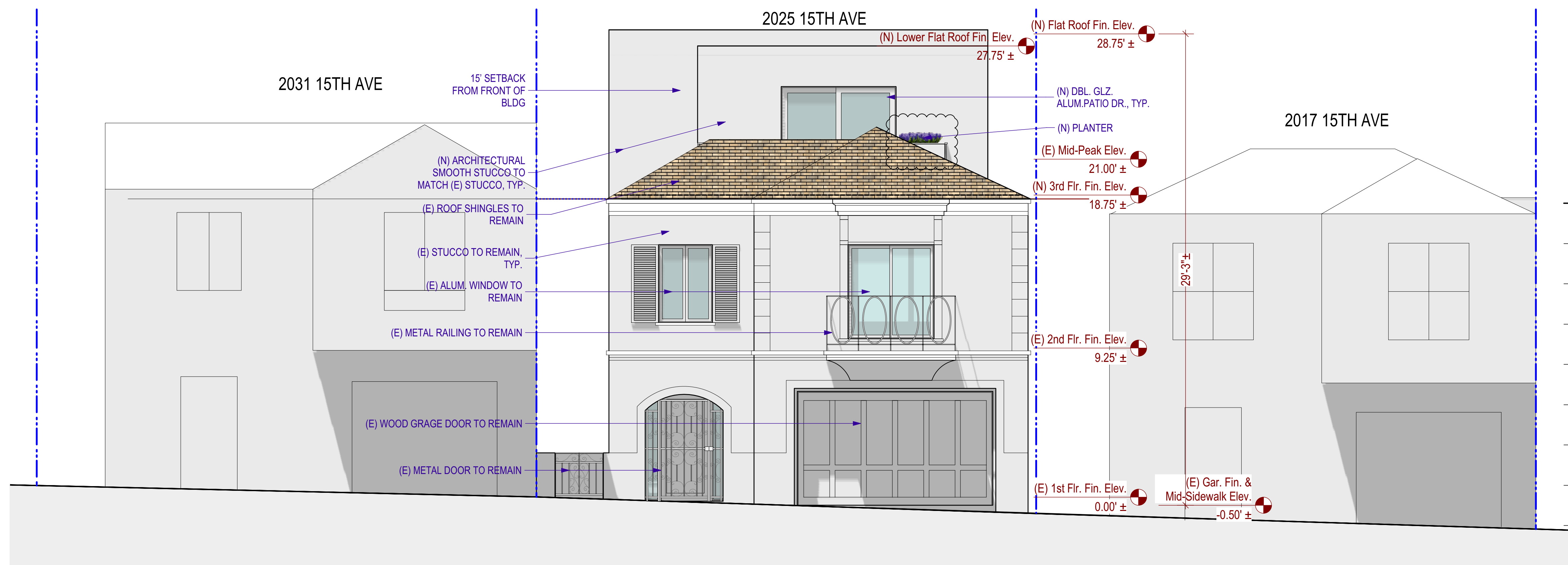


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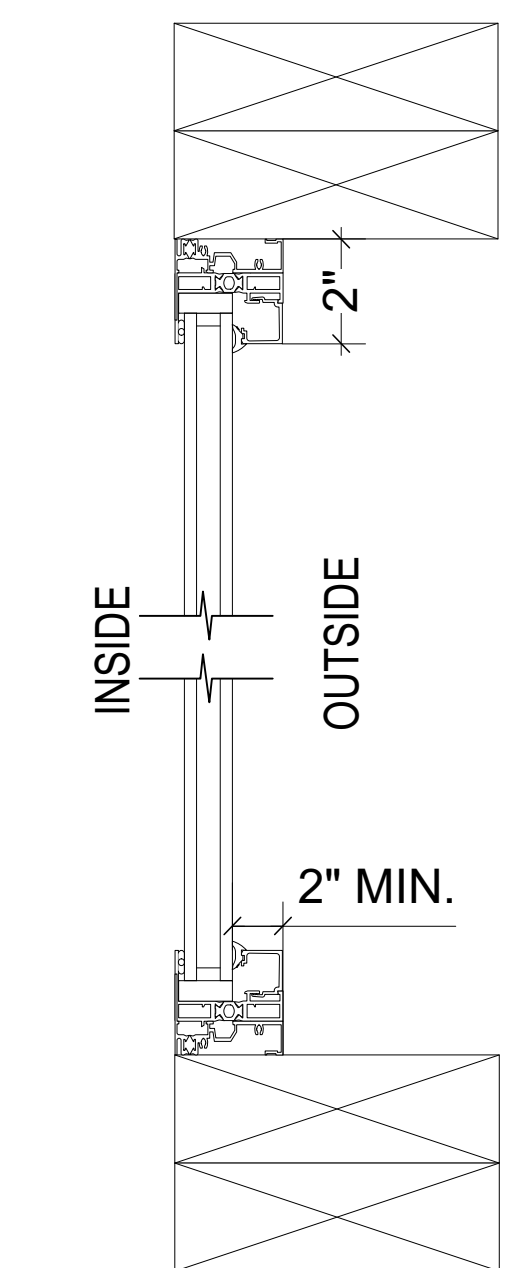
Front Elevations



Existing Front Elevation (East)
1/4" = 1'-0"



Proposed Front Elevation (East)
1/4" = 1'-0"



Front Facade New Windows Typical Detail
N.T.S.

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SHEET NO.

PROPERTY LINE

2017 15TH AVE

2025 15TH AVE

2031 15TH AVE

PROJECT NAME

2025 15th Ave.
SAN FRANCISCO, CA



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Rear Elevations

Existing Rear Elevation (West)
1/4" = 1'-0"

2017 15TH AVE

2025 15TH AVE

2031 15TH AVE

(N) Flat Roof Fin. Elev.
28.75' ±

(N) DBL. GLZ. ALUM. SL WIN., TYP.

(E) Mid-Peak Elev.
21.00' ±

(N) 3rd Flr. Fin. Elev.
18.75' ±

(N) HORIZONTAL WOOD SIDING, TYP.

(E) 2nd Flr. Fin. Elev.
9.25' ±

(N) DBL. GLZ. ALUM. FIX. WIN., TYP.

(N) DBL. GLZ. ALUM. PATIO DR., TYP.

(E) Gar. Fin. & Mid-Sidewalk Elev.
-0.50' ±

(E) 1st Flr. Fin. Elev.
0.00' ±

(N) Lower 1st Flr. Fin. Elev.
-5.00' ±

MIN. 42" HIGH GUARDRAIL - OPENINGS NOT TO EXCEED 3.95", TYP.

MIN. RUN: 10" MAX. RISE: 7.75"

(N) HORIZONTAL WOOD SIDING, TYP.

(N) DBL. GLZ. ALUM. PATIO DR., TYP.

42" HIGH GUARDRAIL, OPENING NOT TO EXCEED 3.95", TYP.

(N) PLANTER

(N) DBL. GLZ. ALUM. CASE. WIN., TYP.

(N) DBL. GLZ. ALUM. CASE. WIN., TYP.

(N) WOOD DR., TYP.

MIN. RUN: 10" MAX. RISE: 7.75"

Proposed Rear Elevation (West)
1/4" = 1'-0"

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Right Elevations

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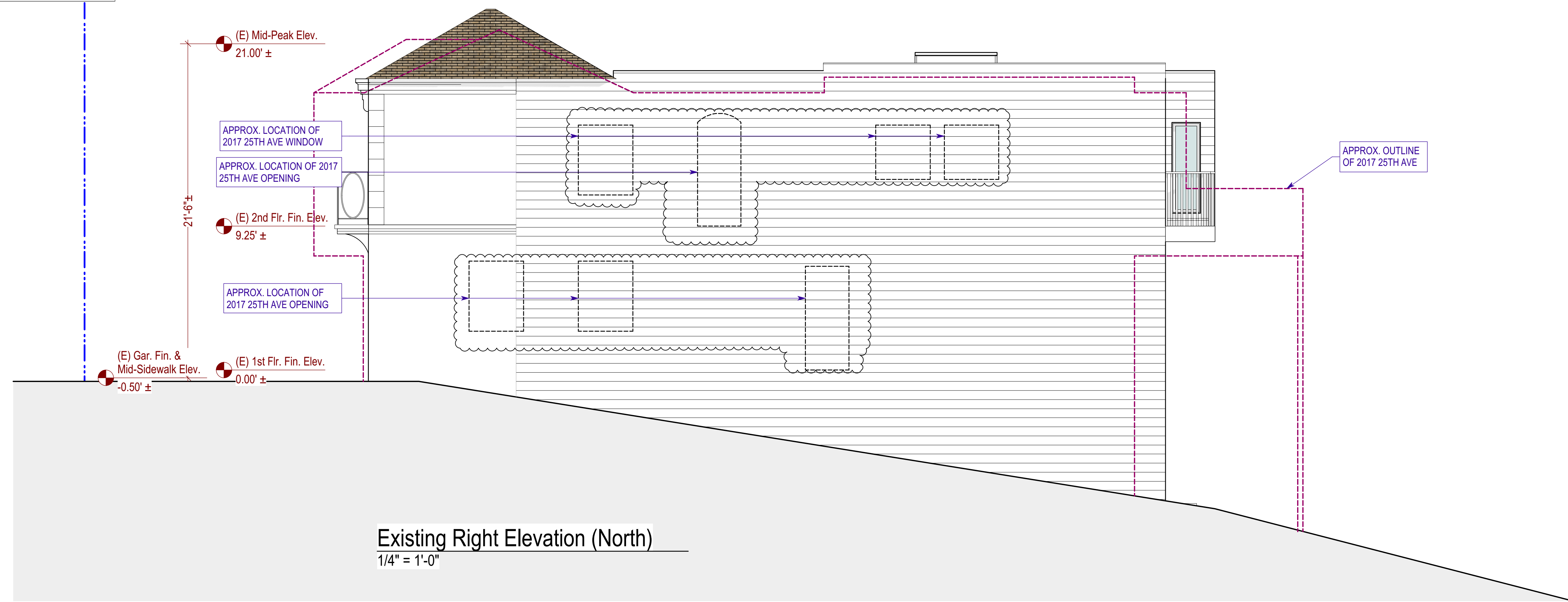
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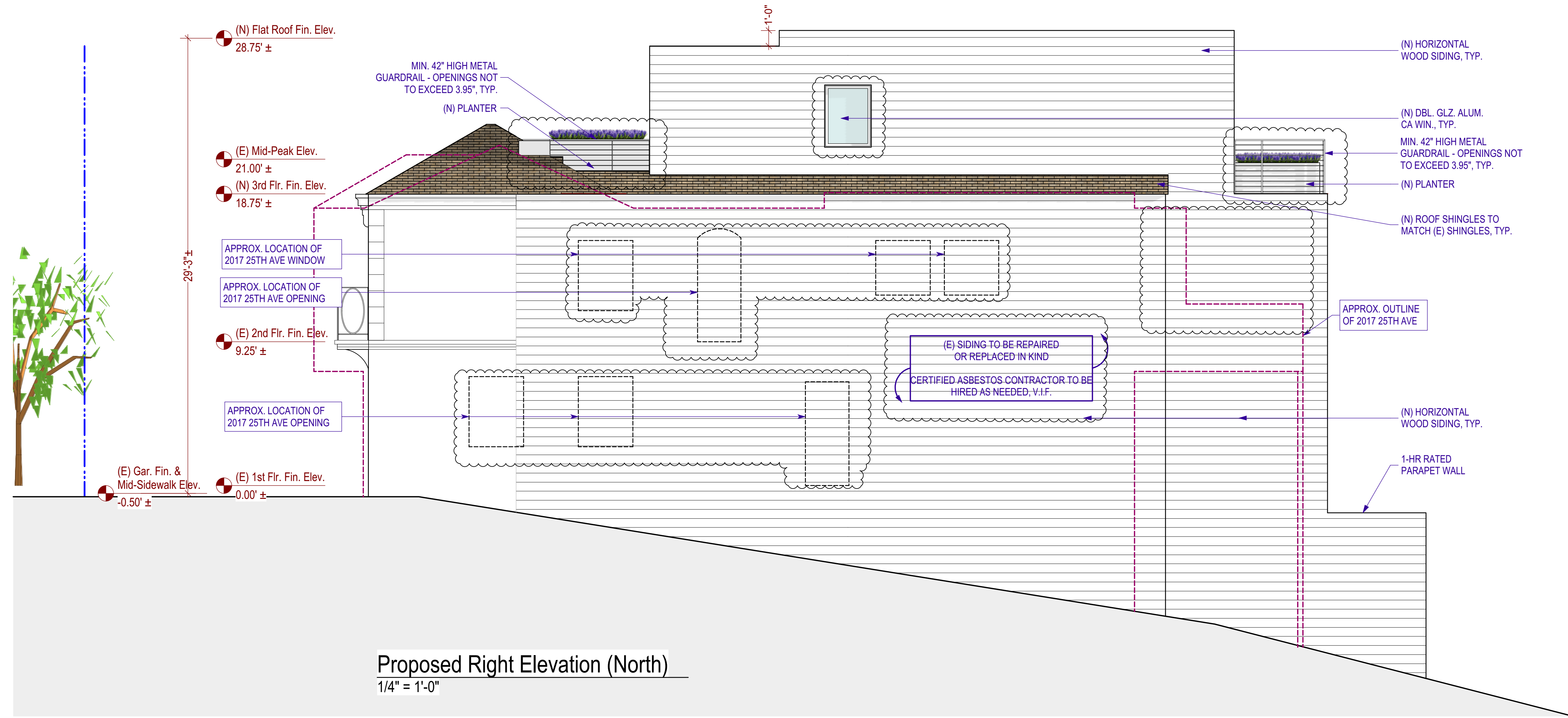
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Existing Right Elevation (North)
1/4" = 1'-0"



Proposed Right Elevation (North)
1/4" = 1'-0"



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Left Elevations

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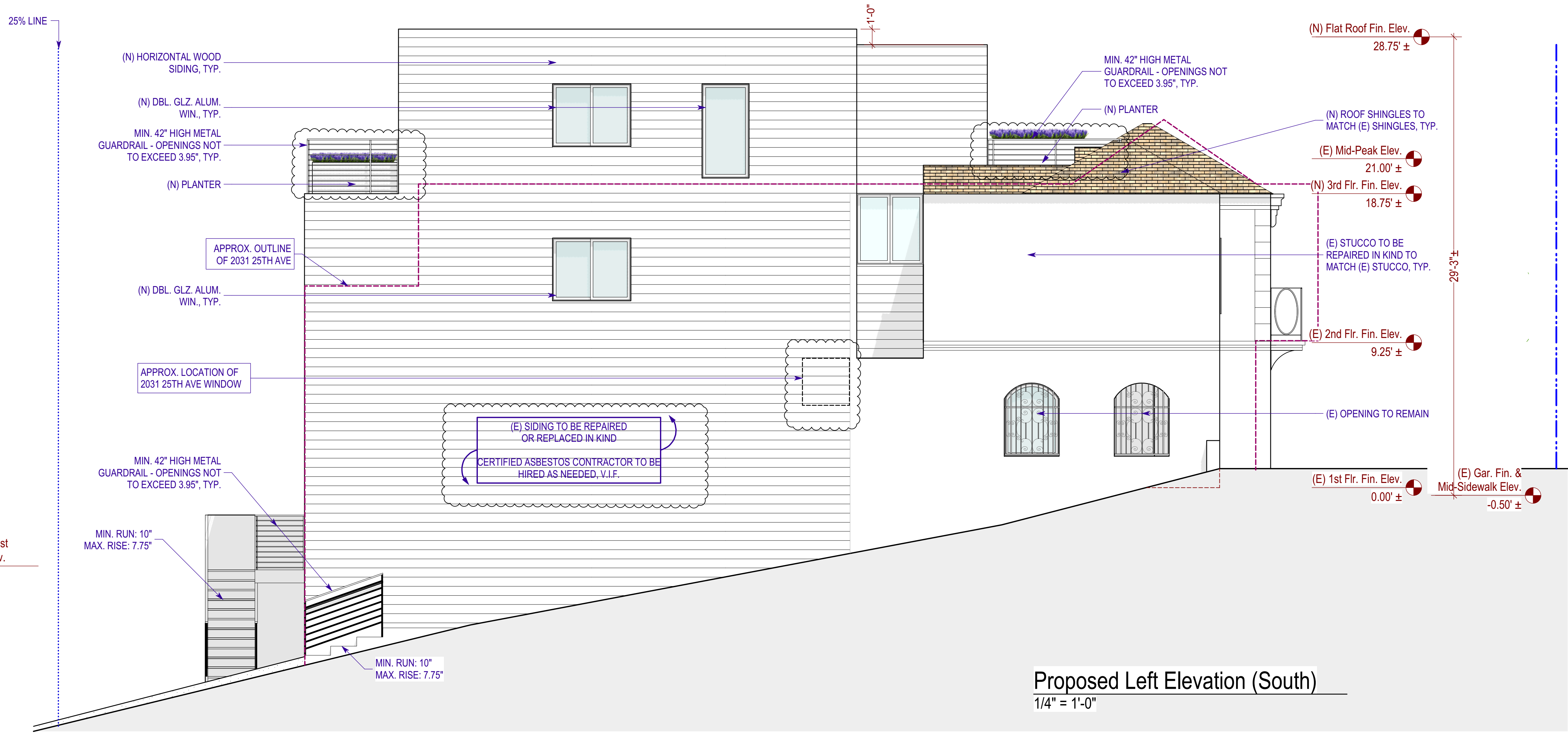
JOB NO. 16-1716

SHEET NO.

A-3.4



Existing Left Elevation (South)
1/4" = 1'-0"



Proposed Left Elevation (South)
1/4" = 1'-0"

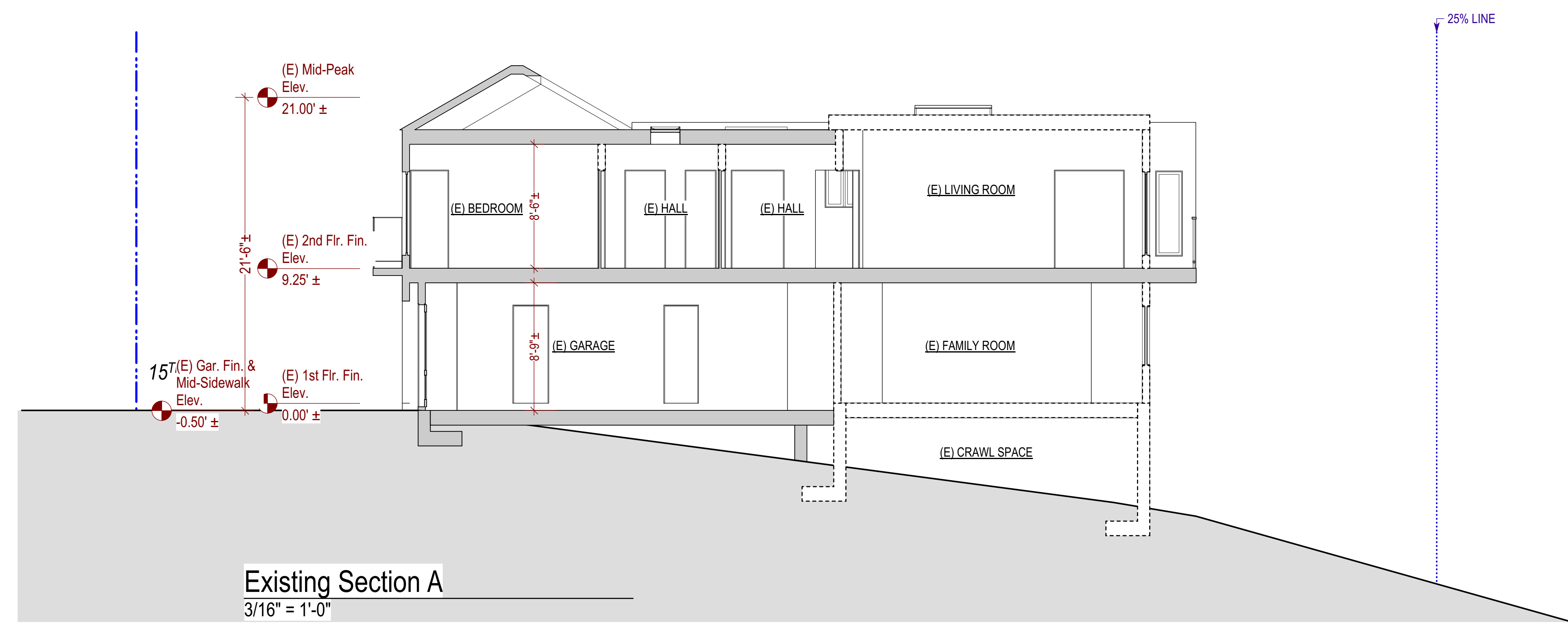
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(N) WALL TO BE CONSTRUCTED

PROJECT NAME
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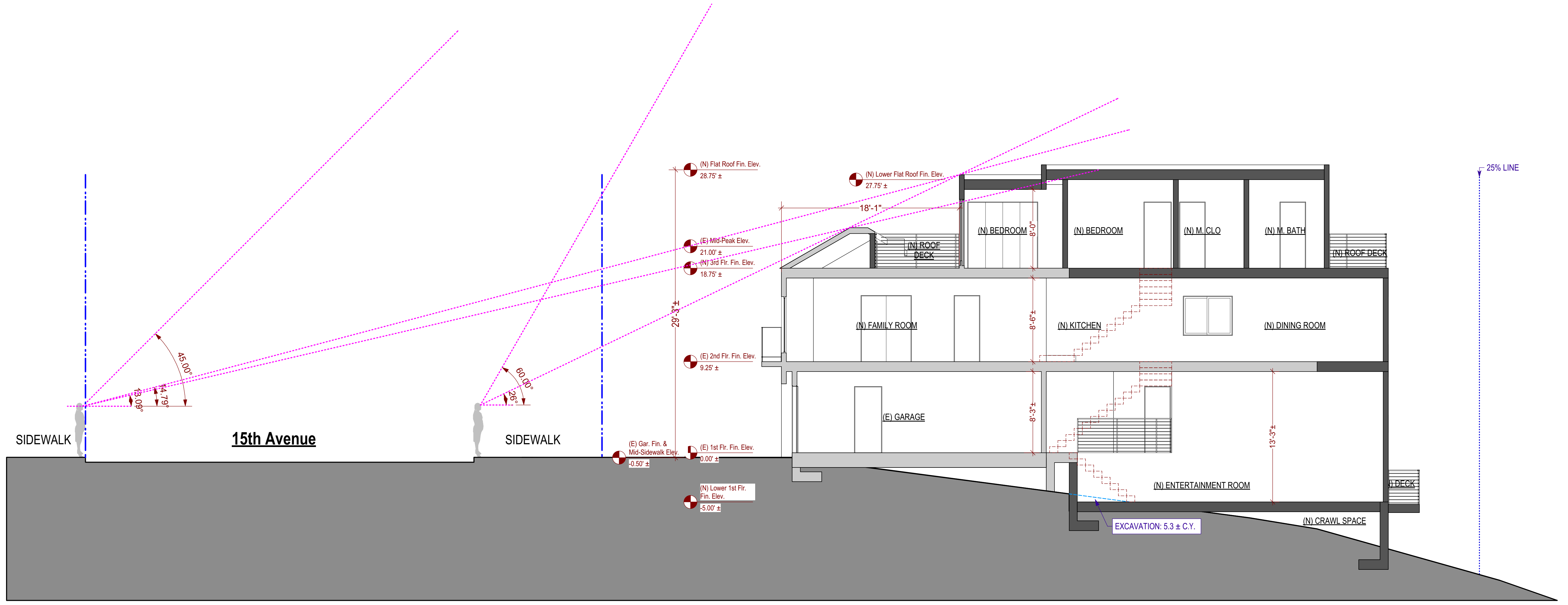


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SHEET TITLE
**Sections
&
Line of Sight
Diagram**



Existing Section A
3/16" = 1'-0"



Proposed Section A (Line of Sight Diagram)
3/16" = 1'-0"

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